



ZONING ORDINANCE CHANGE PETITION

CITY OF BALLWIN	}	FEE:	with site plan review	\$ 1,250.00
	}		without site plan review	\$ 500.00
COUNTY OF ST. LOUIS	}	PAID:	<u>N/A</u>	
STATE OF MISSOURI	}	NUMBER:	<u>Z-23-03</u>	

TO THE BOARD OF ALDERMEN  
CITY OF BALLWIN

Type of Zoning Ordinance Change: Rezoning of the lots in  
The Cascades Subdivision from St Louis County's  
R-4 District to the City of Ballwin's R-4 District

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

- I. That he, she, it, they, has (have) the following legal interest in the tract of land and/or premises located within the corporate limits of Ballwin, Missouri, described in Section II of this petition.
  - A. State Legal Interest: Municipality
  - B. Documentation of Legal Interest must accompany this petition.
- II. That the legal description of the property/premises, for which a change in the Zoning Ordinance is requested, is enclosed.
- III. That a plat or drawing of the property/premises for which a change in the Zoning Ordinance is requested is enclosed, and said drawing is to a scale of 100 feet or less to the inch.
- IV. That the street address of said property/premises is: \_\_\_\_\_
- V. That the area (acres or square feet) of said proposed zoning change is: 31.155 acres
- VI. That the existing zoning classification of said property is: St Louis County R-4
- VII. That the existing use of said property/premises is: Single & multi family
- VIII. That the proposed zoning classification is: Ballwin R-4
- IX. That the proposed use of the property/premises is: existing

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

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

PETITIONER: CITY OF BALLWIN  
AUTHORIZED SIGNATURE: [Signature]  
AUTHORIZED SIGNATURE (PRINTED): Eric Sterman  
ADDRESS: 1 GOVERNMENT CENTER  
CITY/STATE/ZIP: BALLWIN MO 63011  
TELEPHONE NO. 636-227-9000

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

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

THE STATE OF MISSOURI COUNTY AND/OR CITY OF St. Louis

On this 16 day of November in the year 2023, before me, a Notary Public in and for said

State, personally appeared Eric Sterman (name of individual), known to me

to be the person who executed the within rezoning (type of

document), and acknowledged to me that he/she executed the same for the purposes therein stated.

[Signature]  
Notary Public Signature

Megan Laura Freeman  
Print





**Summary:**

This Petition is for a change of zoning for The Cascades Subdivision, which is located at the southeast corner of Big Bend Road and Ries Road. The Subdivision currently has an R-4 Residence District Zoning Designation assigned by St Louis County, along with a Planned Environment Unit Development Plan. The Planned Environment Unit procedure is used to permit flexibility in building types and subdivision design for developments in St Louis County. As a result, The Cascades Subdivision contains a mix of housing types, consisting of detached single family dwellings and attached townhomes. On January 1, 2023, The Cascades Subdivision was annexed into the City of Ballwin from St. Louis County, after approval from the St Louis County Boundary Commission in 2022.

**Post annexation procedures:**

Following annexation, municipalities typically assign a comparable zoning designation to the properties involved. This ensures that the land falls under the purview of the City's zoning regulations, governing the permissible uses and development guidelines. The most comparable City of Ballwin Zoning District is R-4 Planned Multiple Dwelling District. The R-4 Zoning District provides an opportunity for modern and imaginative architectural design, site arrangement, and city planning.

**Impact on Properties:**

Although the districts are similar, any existing structure failing to comply with the City's R-4 zoning requirements would be classified as legally non-conforming or "grandfathered." This designation implies that use of the structure may continue without any consequence, also allowing the property to be sold without impediment. In a Planned Environmental Unit the lot area, yard setback and height requirements are established in the ordinance authorizing the planned environment unit. The Commission should consider adopting the development requirements in St Louis County's Ordinance that approved the development. The table below compares some of the regulations from the original St Louis County approval Ordinance to the City's R-4 Zoning District.

<b>The Cascades Subdivision Rezoning Comparison Table</b>	
<b>St Louis County's Planned Environmental Unit</b>	<b>City of Ballwin's R-4 Zoning District</b>
<b>Lot size requirements:</b>	<b>Lot size requirements:</b>
Minimum lot size: 3,700 square feet	Minimum lot size: 2,000 square feet per unit
<b>Setback requirements (single family lots):</b>	<b>Setback requirements (single family lots):</b>
Minimum front yard (primary structure): 20 feet 30 feet from right of way for Big Bend Road	Minimum front yard (primary structure): 20 feet from right of way for internal streets 60 feet from right of way for public streets and single family developments
Minimum side yard (primary structure): 10 feet between units	Other setback: 10 feet from perimeter of the development
<b>Height limitations:</b> No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed three (3) stories or forty-five (45) feet in height, whichever is less.	<b>Height limitations:</b> No building shall exceed 35 feet in height nor contain more than two stories, except, however, when the tract to be developed, as set out in the preliminary site plan, abuts land which is not a right-of-way for an existing public street, in which case no building may be erected along the ten-foot perimeter, described in the area regulations, which exceeds 12 feet in height. A building may be erected one additional foot in height over 12 feet for each foot by which the building is set back from the ten-foot perimeter, subject, however, to the overall 35-foot height limitation.

**Staff recommendation:**

Staff recommends approval of this Petition with the condition that St Louis County's approval Ordinance 10,361 (attached) applies to the development for the life of the structures. Approval will result in the R-4 City Zoning Designation being applied to The Cascades Subdivision.



Dear Resident,

On January 1, 2023, The Cascades Subdivision was annexed into the City of Ballwin from St. Louis County, after approval from the St Louis County Boundary Commission in 2022. Annexation is a process by which a City expands its boundaries to include new areas of land. When this occurs, the City of Ballwin applies a zoning designation that is comparable to the Designation that was assigned to the land when it was in Unincorporated St Louis County. This ensures that the land is subject to the City's zoning regulations, which guide how land can be used and developed.

The City of Ballwin is now moving forward with the process to apply a City of Ballwin zoning designation to properties within The Cascades Subdivision.

Here are the steps involved in this process:

The City is submitting a rezoning application for the properties in the newly annexed area. This application typically includes information about the proposed zoning changes, such as the existing and proposed zoning designation(s), land use, and any accompanying documentation. A public hearing will be held at the Planning & Zoning Commission Meeting, whose vote is a recommendation to the Board of Aldermen. The Board of Aldermen will ultimately have the final vote on the application.

When The Cascades Subdivision was Unincorporated, the zoning designation that St Louis County had assigned to it was R-4 Residence District. The most appropriate City of Ballwin Zoning Designation is R-4 Planned Multiple Dwelling District.

While the districts are very similar, any existing structure that does not meet the one of the City's R-4 zoning requirements would be considered legally non-conforming or "grandfathered". That means the structure may continue to exist without any consequence. The property can be sold without issue. Any *new* construction would be required to meet the requirements of the City's R-4 Zoning District.

**A public hearing is scheduled to be heard at the Planning & Zoning Commission Meeting on Monday, December 4 at 7:00 pm at the City of Ballwin Government Center. The Board of Aldermen may vote on the application at their meeting, which is scheduled for Monday, December 11 at 7:00 pm.**

More information, including a table comparing the County and City Zoning Designations, can be found on the City's Website at [www.ballwin.mo.us/Cascades/](http://www.ballwin.mo.us/Cascades/)

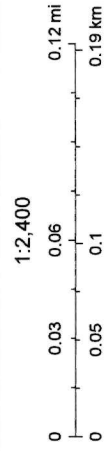
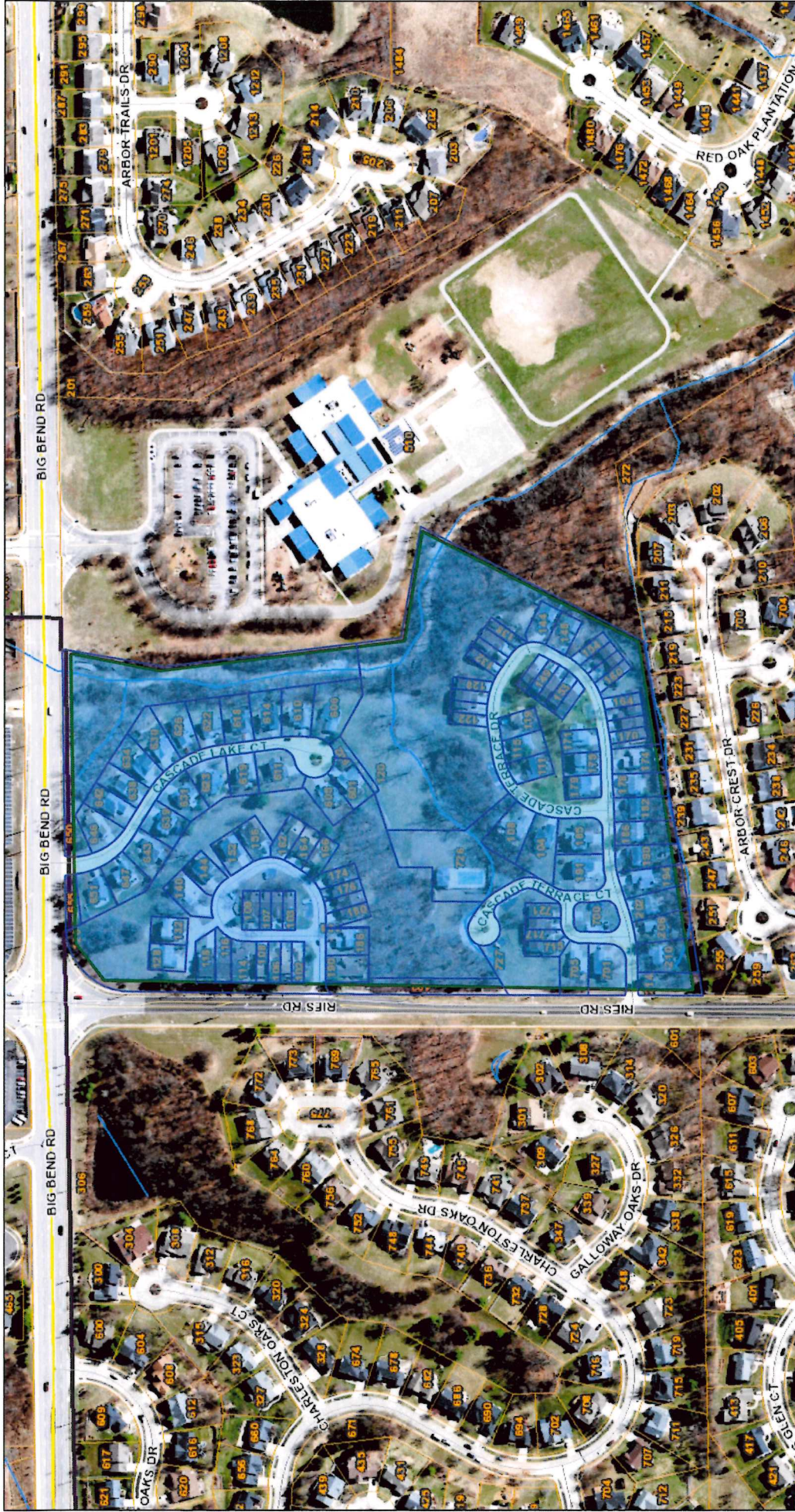
If you have any questions, or would like more information on how this may affect your property, please contact me at [lynnsprick@ballwin.mo.us](mailto:lynnsprick@ballwin.mo.us) or 636-227-2243.

Sincerely,



Lynn M Sprick  
City Planner

# Cascades rezoning letter



St. Louis County GIS Service Center



A digital inscription of the metes and bounds legal description of the proposed annexation area, provided for enhanced legibility:

“A tract of land being part of the East half of the Southwest quarter of Section 11, Township 44 North – Range 4 East, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the East line of Ries Road, 30 foot wide, with the South line of Oak Street, 60 foot wide, thence Eastwardly along the said South line of Oak Street, 60 foot wide, North 89 degrees 09 minutes 17 seconds East 1,241.96 feet to a point; thence South 01 degree 09 minute 39 seconds West 318.98 feet to a point; thence South 27 degrees 09 minutes 23 seconds West 1,049.33 feet to a point on the North line of the property conveyed to Warner Amex Cable Communications of St. Louis, Inc. as described in the deed recorded in Book 7399, page 1868 of the St. Louis County records; thence Westwardly along the North line of the Warner Amex Cable Communications of St. Louis, Inc. property South 80 degrees 37 minutes 23 seconds West 770.50 feet to a point on the East line of aforesaid Ries Road, 30 foot wide; thence Northwardly along said East line North 00 degrees 09 minutes 19 seconds East 1,354.80 feet to the point of beginning and containing 31.155 acres according to calculations by Volz Engineering & Surveying, Inc. May 7, 1985.”



BILL NO. \_\_\_\_\_ 320 \_\_\_\_\_, 1981

ORDINANCE NO. \_\_\_\_\_ 10,361 \_\_\_\_\_, 1981

Introduced by Councilman \_\_\_\_\_ Stewart \_\_\_\_\_

AN ORDINANCE

AUTHORIZING AND GIVING PRELIMINARY APPROVAL TO A PLANNED ENVIRONMENT UNIT DEVELOPMENT OF A TRACT OF LAND LOCATED IN THE "R-4" 7,500 SQ. FT. RESIDENCE DISTRICT AND THE "FP R-4" FLOOD PLAIN 7,500 SQ. FT. RESIDENCE DISTRICT, SUBJECT TO CONDITIONS. (P.C. 88-81 Westco Development Company, a Partnership).

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BE IT ORDAINED BY THE COUNTY COUNCIL OF ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1. Preliminary approval of a Planned Environment Unit Development of a tract of land located in the "R-4" 7,500 Sq. Ft. Residence District, and the "FP R-4" Flood Plain 7,500 Sq. Ft. Residence District in St. Louis County, Missouri, is granted, said tract being described as follows:

A tract of land in the Southwest quarter of Section 11, Township 44 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at a point reached by the following courses and distances: beginning at the Center of said Section 11, Township 44 North - Range 4 East; said point being also a point in the centerline of Oak Street, 60 feet wide; thence Westwardly along said centerline of Oak Street, being also along the East and West Center Section line of said Section 11, South 89 degrees 16 minutes West 85.25 feet to a point; thence South 01 degrees 18 minutes West 30.02 feet to a point in the South line of Oak Street, 60 feet wide; said point being the actual point of beginning; thence Southwardly along the West line of property now or formerly of Anthony S. Schumacher and wife South 01 degree 18 minutes West 313.98 feet and South 27 degrees 15 minutes West 1049.20 feet to a point in the North line of property now or formerly of Adeline E. Reilman; thence Westwardly along said North line of the Reilman property South 80 degrees 43 minutes West 770.60 feet to a point in the East line of Ries Road, 30 feet wide; thence Northwardly along said East line of Ries Road North 00 degrees 17 minutes East 1354.77 feet to its intersection with the South line of Oak Street, 60 feet wide; thence Eastwardly along said South line of Oak Street North 89 degrees 16 minutes East 1241.47 feet to the actual point of beginning and containing 31.146 acres.

SECTION 2. The preliminary approval, pursuant to Section 1003.187 SLCRO 1974, as amended, is granted subject to all ordinances, rules and regulations and to the conditions recommended by the Planning Commission in its report dated August 18, 1981, as follows:

#### PERMITTED USES

1. This Planned Environment Unit shall authorize the development of twenty (20) single family residences on separate lots, 142 multiple family units and supporting recreational facilities. A maximum of thirty-eight multiple family units may be garden apartment units.

#### FINAL DEVELOPMENT PLAN SUBMITTAL REQUIREMENT

2. Within twelve (12) months of the date of approval of the preliminary development plan by the County Council and prior any site preparation or construction, the petitioner shall submit to the Planning Commission for its review and approval a Final Development Plan. Where due cause is shown by the petitioner, this time interval may be extended through appeal to and approval by the Planning Commission. Said Final Development Plan shall include, but not be limited to, the following:
  - a. The general development plan, including basic arrangement of multiple-family building locations, common land areas, walkways, stormwater detention areas, setback lines from all streets and roadways on, or adjacent to the property in question including right-of-way dimensions, and a preliminary lighting plan.
  - b. A typical building configuration for each type of structure indicating size of buildings and associated parking facilities, architectural type, and construction materials to be used.
  - c. The approximate location and size of all parking areas.
  - d. The location and approximate size of all existing tree masses.
  - e. Existing and proposed contours at five (5) foot intervals. Slopes in excess of twenty (20) percent may be indicated with ten (10) foot intervals.
  - f. The design, location, and size of all proposed free standing signs, lighting, fences, and other above ground structures.
  - g. A landscape plan, including, but not limited to, the location, size, and type of all plant and other materials to be used. All new deciduous trees shall be a minimum of two (2) inches in caliper. All new evergreen trees shall be a minimum of four (4) feet in height and all shrubs shall have a minimum diameter of eighteen (18) inches.

#### FINAL DEVELOPMENT DESIGN CRITERIA

3. The above Final Development Plan shall adhere to the following specific design criteria:

##### PARKING REQUIREMENTS

- a. Parking shall be provided at a ratio of not less than two (2) parking stalls per dwelling unit.
- b. Each detached single family residence and townhouse unit shall have an enclosed parking space.
- c. No parking stall or internal drive, excluding points of ingress and egress, shall be located within the following established setbacks:
  - i. Fifty (50) feet of the proposed right-of-way of Oak Street.
  - ii. Thirty-five (35) feet of the proposed right-of-way of Ries Road.
  - iii. Twenty-five (25) feet of all other perimeter property lines of this Planned Environment Unit.

All said setbacks shall be landscaped with a combination of evergreen and deciduous trees and shrubs as approved by the Planning Commission on the Final Development Plan.

- d. No parking stall shall be located in front of the front yard building line on any single family detached lot.

##### MULTIPLE-FAMILY, INCLUDING ATTACHED SINGLE FAMILY BUILDING SETBACKS

- e. Setbacks for multiple-family buildings shall be as follows:
  - i. Fifty (50) feet from the proposed right-of-way of Oak Street.
  - ii. Thirty-five (35) feet from the proposed right-of-way of Ries Road.
  - iii. Ten (10) feet of all internal roadways.
  - iv. Twenty-five (25) feet of the high water line of the lake as approved by the Department of Public Works on the Final Development Plan.
  - v. Twenty-five (25) feet of all other perimeter property lines of this Planned Environment Unit.
  - vi. Twenty (20) feet minimum between sides of individual buildings.
  - vii. Thirty (30) feet minimum between facing balconies or decks.

#### DETACHED SINGLE-FAMILY BUILDING SETBACKS

- f. Setbacks for detached single-family buildings shall be as follows:
- i. Ten (10) feet minimum between buildings with zero (0) foot side yard lines.
  - ii. Thirty (30) feet from the proposed right-of-way of Oak Street.
  - iii. Except as otherwise noted, all other building lines shall conform with the setback requirements of the "R-4" Residence District.

#### ROAD IMPROVEMENTS INCLUDING SIDEWALKS

- g. Dedicate and improve one-half of Oak Street to a sixty-six (66) foot right-of-way and forty-seven (47) foot pavement, and one-half of Ries Road to a seventy (70) foot right-of-way and twenty-four (24) foot pavement including all bridges and culverts. Provide additional right-of-way and pavement for left turn facilities on Ries Road at Oak Street and left turn facilities on Oak Street at Reis Road. In addition, the developer shall be responsible for escrow of 25% of the cost of installation of traffic signals at the intersection of Oak Street and Ries Road as approved by the St. Louis County Department of Highways and Traffic.
- h. Sidewalks shall be provided along the entire frontage of this development on Oak Street and Ries Road. Meandering sidewalks are appropriate within the Ries Road right-of-way.

#### ACCESS

- i. Access shall be provided via four bi-directional drives, two off Ries Road and two off Oak Street at locations approved by the St. Louis County Department of Highways and Traffic.

#### MISCELLANEOUS CONDITIONS

- j. A low water pedestrian crossing and pathway shall be provided between single family residences and recreation facilities.
- k. The minimum lot area for single family residences shall be 8,000 sq. ft.
- l. Sign regulations for the Planned Environment Unit shall be the same as those specified in Section 1003.117 "R-4" Residence District Regulations of the St. Louis County Zoning Ordinance.
- m. All exterior trash areas shall be surrounded by a six foot high sight-proof fence.
- n. Parking, circulation, and other applicable site design features shall comply with Chapter 1101, Section 316.0 "Physically Handicapped and Aged" of S.L.C.R.O. 1974, as amended.
- o. Except for required street lighting, no source of illumination shall be so situated that light is cast on any public right-of-way or adjoining property. The location of street light standards shall be as approved on the Final Development Plan.
- p. Except as herein noted, comply with all preliminary plat requirements of the St. Louis County Subdivision Ordinance. Said requirements shall be fulfilled in addition to those items specifically cited herein.
- q. All subdivision streets shall be constructed in accord with the approved design standards of the St. Louis County Department of Highways and Traffic.
- r. The stormwater detention areas for this development shall be located on common ground or within flood plain reservation lines.
- s. The height of garden apartment units shall be as approved by the Planning Commission on the Final Development Plan.
- t. Detached single family homes shall be restricted to that area east of the Fishpot Creek flood plain.
- u. If roadways in this petition are to be private roadways, these roadways shall remain private forever. Maintenance of private roadways shall be the responsibility of the property owner(s) or trustees forever.

#### RECORDING

4. Within sixty (60) days of approval of the Final Development Plan by the Planning Commission, the approved plan and a copy of conditions of the ordinance authorizing establishment of the Planned Environment Unit shall be recorded with the St. Louis County Recorder of Deeds.

VERIFICATIONS PRIOR TO APPROVAL

5. Prior to approval of the Final Development Plan, the petitioner shall:

ON-SITE STORMWATER

- a. Provide verification to the Department of Planning of a plan approved by the St. Louis County Department of Public Works, indicating adequate handling of differential runoff due to proposed impervious areas by use of reservoir or ponding on the site.

ROADWAY IMPROVEMENTS AND CURB CUTS

- b. Provide verification of approval by the St. Louis County Department of Highways and Traffic of the location of proposed curb cuts, areas of new dedication, and roadway improvements.

FLOOD PLAIN STUDY

- c. Submit a flood plain study for approval by the Department of Public Works and Planning.

VERIFICATION PRIOR TO BUILDING PERMITS

6. Subsequent to approval of a Final Development Plan, and prior to issuance of any building permit, except for permits authorized under a Display House Plat, the following requirements shall be met:

SPECIAL STORMWATER EASEMENT REQUIREMENTS

- a. Designate on the Final Development Plan a Flood Plain Area easement along Fishpot Creek, that being the area below the 100 year flood elevation as determined by the Department of Public Works, and a stormwater control easement consisting of the area contained by a line ten feet outside of the high water elevation of the storm water retention lake.
- b. The Flood Plain Area easement, the stormwater control easement containing the lake and access easements from within the projects to each of the preceding shall be dedicated to the Metropolitan St. Louis Sewer District with the recording of each subdivision plat.
- c. No grading or development shall occur within the Flood Plain Area easement or stormwater control easement beyond that initially approved by the Department of Public Works in accordance with an approved plan for flood plain reclamation, or as necessary to specifically provide a structure at a location required by this ordinance.
- d. A trust indenture shall be filed with the first record plat and shall contain a provision and schedule for the assessment of fees for the purpose of maintaining the Flood Plain Area and stormwater control easement. Said fees shall be assessed until such time as the Flood Plain Area and stormwater control easement is accepted by MSD, their successors or assigns, and it is determined by MSD that such maintenance fees are no longer required.

SANITARY SEWERS

- e. Provide verification to the Department of Planning of a plan approved by the St. Louis County Department of Public Works, indicating adequate provision of sanitary services.

STORMWATER AT ROADWAYS

- f. Provide verification to the Department of Planning of a plan approved by the St. Louis County Department of Highways and Traffic indicating adequate handling of stormwater runoff off the subject property at abutting roadways.

LANDSCAPE BONDS OR ESCROWS

- g. The developer shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of all landscaping shown on the Final Development Plan. Said bonds or escrows shall be based on costs determined by a plant nursery and approved by the Department of Planning.

#### DEVELOPMENT PHASING

- h. The petitioner shall furnish a bond or place into a County approved escrow the monies necessary to insure the construction of improvements and landscaping as necessary. If development phasing is anticipated, the petitioner shall provide the necessary funds as above for each plat or phase of development.

#### RECORD PLAT

- i. Record a proper subdivision of the property.

#### INDENTURES

7. With the filing of the first record plat the petitioner shall record an approved indenture or other document defining the necessary assessment and specific resident obligations for care of all open space in accord with provisions of Section 1003.187 of the St. Louis County Zoning Ordinance.

#### STANDARD DEVELOPMENT CONDITIONS

8. Within twelve (12) months of the date of approval of the Final Development Plan by the Planning Commission, construction shall commence. Said time limit may be extended on approval by the Planning Commission.
9. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses shall be utilized to retard erosion.
10. During the period of construction, heavy accumulation of stormwater shall be temporarily diverted away from the construction site by using ditches, cofferdams, earth berms, and/or channels. Early installation of storm drains to collect water and convey it underground to a safe discharge point shall also be used.
11. No outdoor incineration shall be permitted.
12. The petitioner shall be required to provide temporary off-street parking for construction employees. Parking on non-paved surfaces shall be prohibited.
13. Prior to the issuance of an occupancy permit, all right-of-way dedication and required road improvements shall be completed as necessary to each plat.
14. Any transfer of ownership or lease of property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the conditions herein set forth and included in the approved development plan for the property. A copy of the above conditions shall be furnished by the owner or petitioner to the operator(s), owner(s), or manager(s), including successive operator(s), owner(s), or manager(s), who shall forward to the Zoning Enforcement Officer an acknowledgement that he or she has read and understood each of these conditions and agrees to comply therewith.
15. The Zoning Enforcement Officer of St. Louis County, Missouri, shall enforce the conditions of this permit in accord with the Final Development Plan approved by the St. Louis County Planning Commission.

**SECTION 3. The St. Louis County Council, pursuant to petition of Westco Development Company, a Partnership, requesting the approval of a Planned Environment Unit Development for the tract of land described in Section 1 of this ordinance as an alternative zoning, and pursuant to the recommendation of the Planning Commission that said petition be granted after public hearing held by the said Commission on July 20, 1981, adopts this ordinance pursuant to the St. Louis County**

Charter authorizing the Council to exercise legislative power per-  
taining to planning and zoning, and returns the application and plan  
to the St. Louis County Planning Commission for consideration of final  
development plans pursuant to Section 1003.187 SLCRO 1974, as amended.

ADOPTED September 10, 1981

HARRY E. VON ROMER  
CHAIRMAN, COUNTY COUNCIL

APPROVED September 11, 1981

GENE MCNARY  
COUNTY EXECUTIVE

ATTEST: LELA APPERSON  
DEPUTY ADMINISTRATIVE DIRECTOR



**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