



## 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:	N/A	
STATE OF MISSOURI	}	NUMBER:	Z-25-04	

### TO THE BOARD OF ALDERMEN CITY OF BALLWIN

Type of Zoning Ordinance Change: Text amendment to Appendix A, Article XVI, adding Section 32


Now comes (*print name of Petitioner*) \_\_\_\_\_  
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: N/A
- V. That the area (acres or square feet) of said proposed zoning change is: N/A
- VI. That the existing zoning classification of said property is: N/A
- VII. That the existing use of said property/premises is: N/A
- VIII. That the proposed zoning classification is: N/A
- IX. That the proposed use of the property/premises is: N/A

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: 

AUTHORIZED SIGNATURE (PRINTED): \_\_\_\_\_

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: \_\_\_\_\_

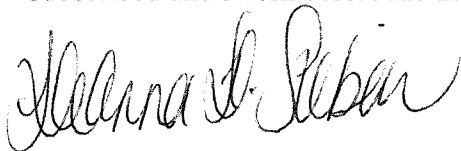
AGENT'S NAME (PRINTED): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

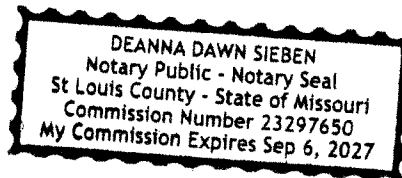
TELEPHONE NO. \_\_\_\_\_

Subscribed and sworn before me this 21<sup>st</sup> day of July, 2025.



My Commission Expires

Sept. 6, 2027





**Petition Number:** Z-25-04

**Public Hearing Date:** August 4, 2025

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

**Project Name:** Text Amendment to Appendix A, Article XVI, adding Section 32

**Requested Action:** Text Amendment to add a new section to the Zoning Ordinance, pertaining to screening requirements for roof mounted equipment and flat roofing on new commercial developments.

**Location:** This change would apply to all properties in the City.

**Staff analysis:**

Currently, the City Code has screening requirements to conceal flat rooftops, rooftop equipment and features in two (2) of the City's planned overlay districts. The proposed language would require screening for flat rooftops and rooftop equipment for all new commercial developments.

To accomplish this, a new section is proposed to be added to Appendix A, Article XVI. The new section would read as follows:

Section 32. - Roof Mounted Equipment and Flat Roof Screening Requirements.

- a) Screening of Roof-Mounted Equipment. All new commercial developments which feature rooftop equipment or fixtures, as well as any existing commercial developments where rooftop equipment or fixtures are being relocated, shall include design elements such as parapets, false façades, privacy fencing, or other architectural treatments that fully conceal all rooftop equipment and fixtures. Said design elements shall be applied consistently and in a manner that is compatible with the overall design of the building and is uniform across all building facades visible from off-site and throughout the development site.
- b) Screening of Flat Roofing. All new commercial developments which feature flat roofing on any structure shall include design elements on said structure such as parapets, false façades, privacy fencing, or other architectural treatments that fully conceal the flat roofing from view. Said design elements shall be applied consistently and in a manner



that is compatible with the overall design of the building and is uniform across all building facades visible from off-site and throughout the development site.

**Staff recommendation:**

This Petition is for a Text Amendment to the City Code, to require screening for roof mounted equipment and flat roofs on new commercial developments. Staff has no concerns about the approval of this Petition.



Bill No. \_\_\_\_\_

Ordinance No. \_\_\_\_\_

INTRODUCED BY

ALDERMEN FINLEY, JUDD, HAUG, GRAY, FLEMING, WEAVER, SIEGEL, LEHMKUHL

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AN ORDINANCE AMENDING APPENDIX A, ARTICLE XVI TO ADD A NEW SECTION 32 PERTAINING TO THE SCREENING ROOF-MOUNTED EQUIPMENT AND FLAT ROOFING ON COMMERCIAL DEVELOPMENTS.

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WHEREAS, the City of Ballwin wishes to put in place certain standards which would require screening of roof-mounted equipment and flat roofing located on commercial structures to protect the aesthetic value, visual congruity, and general welfare of the community; and

WHEREAS, a public hearing was held before the Planning & Zoning Commission on August 4, 2025 with respect to the amendments to the Zoning Ordinance. Following the hearing, the Planning & Zoning Commission recommended \_\_\_\_\_ in regard to the amendments to the Zoning Ordinance.

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

**Section 1:** Appendix A, Article XVI of the Municipal Code of the City of Ballwin, Missouri is hereby amended to add a new Section 32, which shall read as follows:

**APPENDIX A – ZONING ORDINANCE**

**ARTICLE XVI. – ADDITIONAL HEIGHT AND AREA REGULATIONS**

**SECTION 32. – ROOF-MOUNTED EQUIPMENT AND FLAT ROOF SCREENING REQUIREMENTS.**

- a) Screening of Roof-Mounted Equipment. All new commercial developments which feature rooftop equipment or fixtures, as well as any existing commercial developments where rooftop equipment or fixtures are being relocated, shall include design elements such as parapets, false façades, privacy fencing, or other architectural treatments that fully conceal all rooftop equipment and fixtures. Said design elements shall be applied consistently and in a manner that is compatible with the overall design of the building and is uniform across all building facades visible from off-site and throughout the development site.
- b) Screening of Flat Roofing. All new commercial developments which feature flat roofing on any structure shall include design elements on



**Bill No.**\_\_\_\_\_

**Ordinance No.**\_\_\_\_\_

said structure such as parapets, false façades, privacy fencing, or other architectural treatments that fully conceal the flat roofing from view. Said design elements shall be applied consistently and in a manner that is compatible with the overall design of the building and is uniform across all building facades visible from off-site and throughout the development site.

**Section 2:** This ordinance shall be in full force and effect from after the date of its passage and approval and shall remain in effect until amended or repealed by the Board of Aldermen.

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
*MARK STALLMANN, MAYOR*

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
*MARK STALLMANN, MAYOR*

**ATTEST:** \_\_\_\_\_  
*ERIC STERMAN, CITY ADMINISTRATOR*



## PUBLIC HEARING

Notice is hereby given that on Monday, August 4, 2025 at 7:00 pm, a Public Hearing will be held by the Planning & Zoning Commission in the City Government Center Board Room at 1 Government Center, Ballwin, Missouri 63011. The Commission will consider the following Petitions:

**Z-25-03 Amendment to Appendix A, Article XVI, Section 9A of the City Code of Ordinances to change the fence requirements in dwelling districts.**

**Z-25-04 Amendment to Appendix A, Article XVI, adding Section 32 pertaining to screening of roof mounted equipment and flat roofing on new commercial developments.**

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