



## **Consent Item**

**RE:** Special Use Exception Transfer - 15230 Manchester Road - Midas

**Department/Program:** Administration, Planning & Zoning

**Explanation:** The Petitioner is seeking the transfer of the Special Use Exception as the new owner of Midas at 15230 Manchester Road. The ongoing operations would adhere to all regulations outlined in the Special Use Exception within the governing Ordinance, with no proposed changes at this time. The transfer would be based on Ordinance 23-29, signed on December 11, 2023. The business must adhere to all current building and fire code requirements for commercial occupancy and must complete the building permit, floodplain development permit, occupancy permit and business license process after receiving approval from the Board of Aldermen for the transfer of the Special Use Exception.

**Recommendation:** Staff recommends approval of this Special Use Exception Transfer with the standard Special Use Exception conditions, along with the conditions specified in Ordinance 23-29 and the following conditions for a motor vehicle service and/or repair facility:

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.

**Submitted By:** Lynn Sprick, City Planner

**Date:** September 9, 2024



SPECIAL USE EXCEPTION TRANSFER PETITION

CITY OF BALLWIN } FEE: \$250.00
COUNTY OF ST. LOUIS } PAID:
STATE OF MISSOURI } NUMBER:

TO THE BOARD OF ALDERMEN CITY OF BALLWIN

Type of Special Use Exception: Auto repair and service

Original Special Use Exception Ordinance Number: 23-29

Date of original Ordinance:

Now comes (print name of Petitioner) Legacy Auto 44 Ltd (DRAFT) Midas Auto service 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:
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 the street address of said property is: 15230 Manchester Rd
IV. That the area (acres or square feet) of said property is:
V. That the zoning classification of said property is:
VI. That the present use of said property is:
VII. That the intended use of said property is: Automotive Service and Repair
VIII. That he, she, it, they has (have) obtained permission from the holder of the Special Use Exception to request its transfer into the name of the petitioner, and that the holder of the Special Use Exception waives all claim or rights upon transfer.

WHEREFORE, the holder(s) of a special Use Exception, granted according to Ordinance(s) No. \_\_\_\_\_, do hereby relinquish all rights and claim to said Special Use Exception(s).

HOLDER: Steve Towers Enterprises LLC  
AUTHORIZED SIGNATURE: [Signature]  
AUTHORIZED SIGNATURE (PRINTED): Steve Towers  
ADDRESS: 205 NW 40th St  
CITY/STATE/ZIP: Lincoln, NE 68528  
TELEPHONE NO. 415-588-8010

Subscribed and sworn before me this 8th day of August, 2024.



[Signature]  
Notary Public

My Commission Expires

05/23/2026

WHEREFORE, Petitioner(s) pray(s) that a Special Use Exception, granted according to the provisions of Ordinance(s) \_\_\_\_\_ be transferred to the Petitioner.

PETITIONER: Legacy Auto 44 LTD  
AUTHORIZED SIGNATURE: [Signature]  
AUTHORIZED SIGNATURE (PRINTED): William O Leitch  
ADDRESS: 2114 N. Shadow Grove Lane  
CITY/STATE/ZIP: Richmond Texas 77406  
TELEPHONE NO. 281-904-8281

Subscribed and sworn before me this 8th day of August, 2024.



[Signature]  
Notary Public

My Commission Expires

05/23/2026



Midas Auto Service Ballwin  
Business Plan

Legacy Auto 44, LTD

**DBA**

Midas Auto Service

Opening New Location at:

15230 Manchester Road, Ballwin, MO 63011

Owner: Legacy Auto Group  
Bryan Leitch & Jude Crane

## **Executive Summary**

Bryan Leitch, Managing Partner of Midas Auto Service & Tires, owns and operates Legacy Auto Group, Ltd. with his partner Jude Crane, the largest independently owned franchisee of Midas Auto Service franchises nationwide. With a focus on exceptional service, we provide top-notch auto repairs to all customers. Since opening our first Midas franchise in 2001, we have expanded to 90 stores across 11 states, developing and implementing processes that drive growth, revenue, and customer satisfaction.

Our award-winning franchisee group is dedicated to building trust with our customers through honest, fast, and reliable service. Our corporate structure ensures that each store has a District Manager overseeing day-to-day operations, supporting our goal of providing outstanding service.

At Midas Auto Service in Ballwin, MO, we promise reliable auto repair services, quality work, convenient scheduling, and timely repairs. We aim to be the go-to choice for busy individuals and local businesses seeking top-notch service for their company vehicles.

## **Product Offering**

Legacy Auto Group 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.

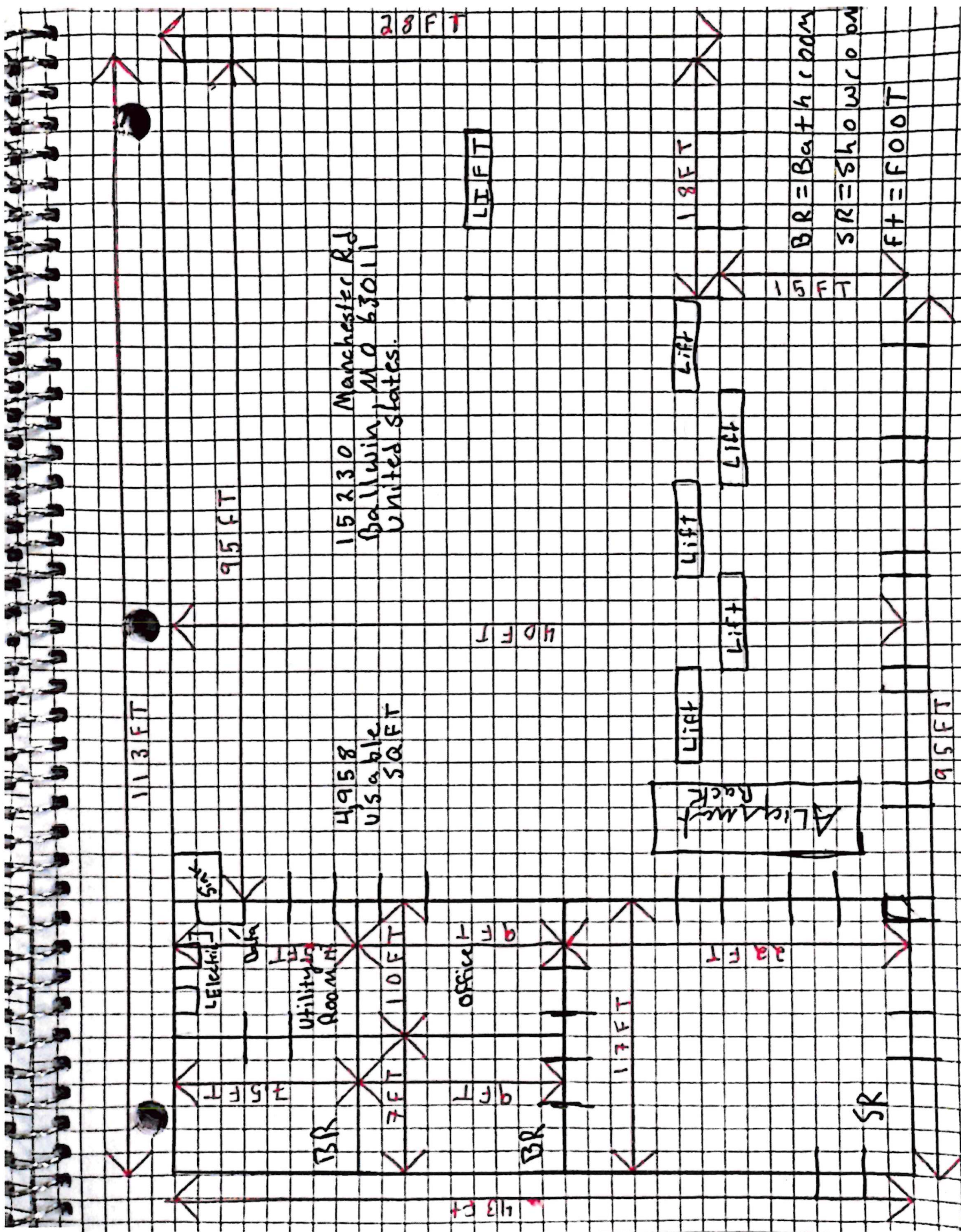
- Preventative Repair & Maintenance
- New Tires
- Wheel Alignment and Repair
- Brake Repair
- Powertrain Repair
- Muffler & Exhaust Repair
- Heating Repair
- Electrical System Repair

## **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, 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.





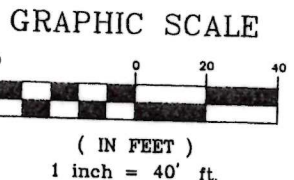
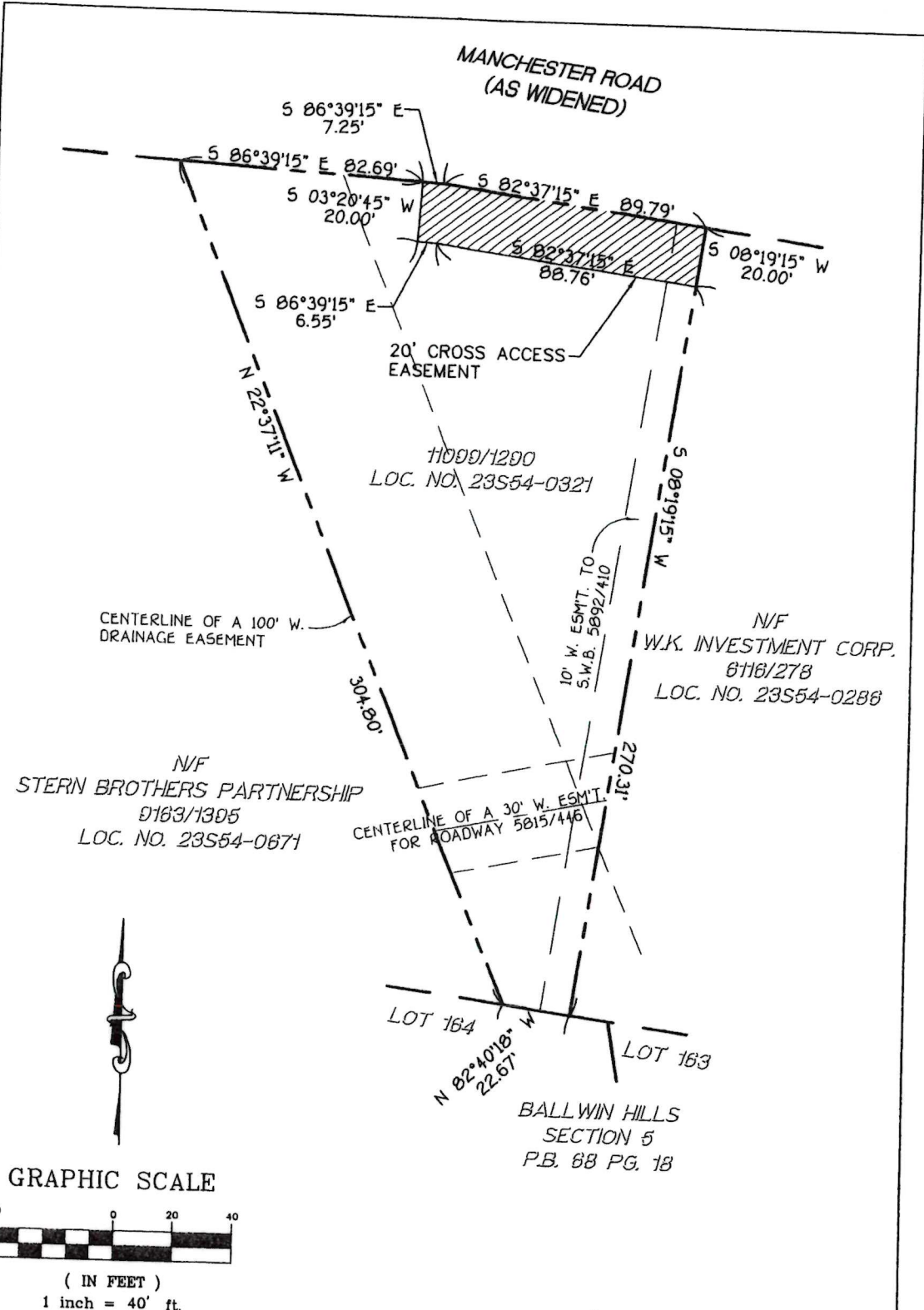
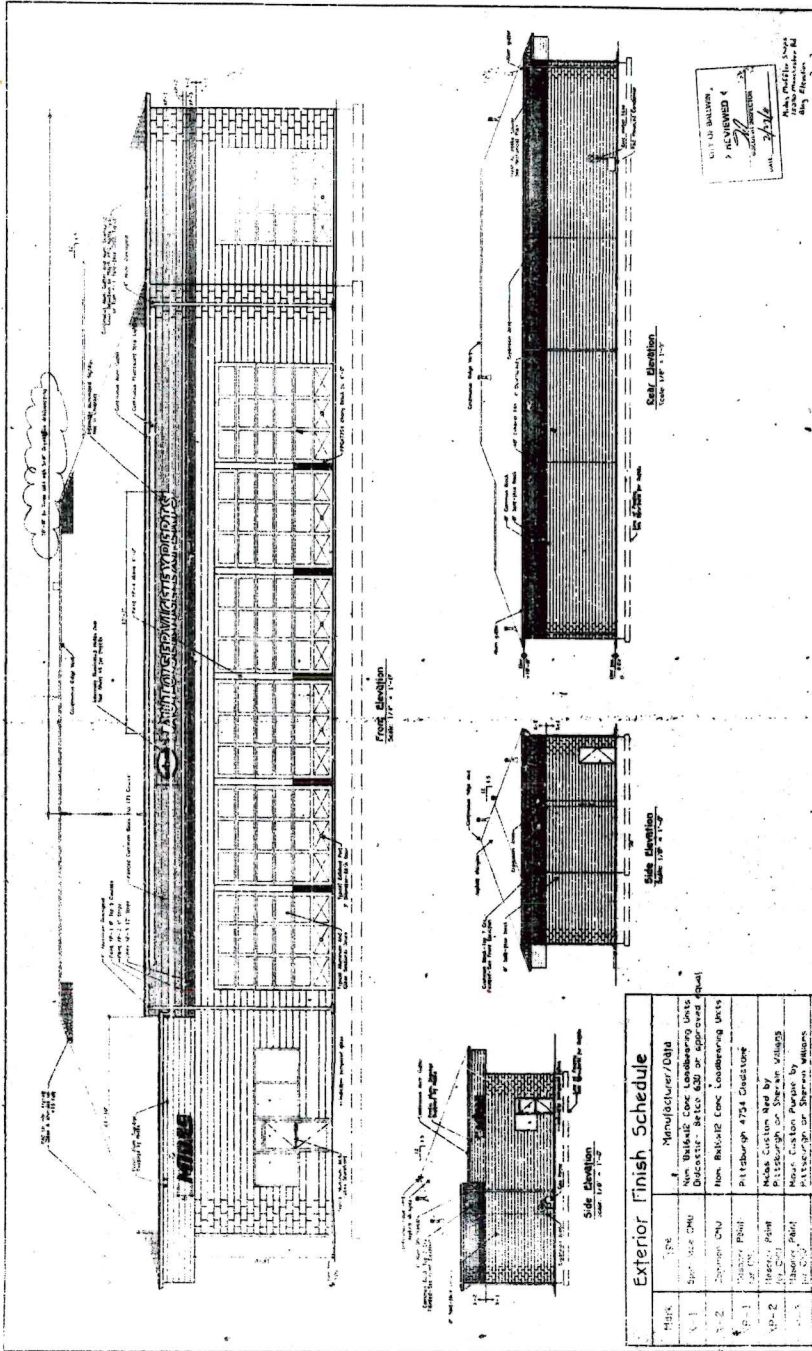


EXHIBIT "A" INITIALS: NPA DATE: 4/27/01

**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**





**Exterior Finish Schedule**

Item	Qty	Manufacturer/DBM
1-1	1	WALKER CONSTRUCTION COMPANY
1-2	1	DISCOUNT BRICK 638 OR APPROVED EQUAL
1-3	1	Non-Insulated Enc. Underlayment Units
1-4	1	Pittsburgh 4724 Orestone
1-5	1	Non-Insulated Enc. Underlayment Units
1-6	1	Non-Insulated Enc. Underlayment Units
1-7	1	Pittsburgh 3752 Right Gray
1-8	1	816 #754 Ebony Black
1-9	1	GF Insulation Vertical Fin
1-10	1	GF Insulation Vertical Fin

NEW BUILDING FOR:  
**MIDAS MUFFLER SHOPS**  
 15280 MANCHESTER ROAD  
 BALLWIN, MISSOURI 63011



**MIDAS**

10-79-004

SEE ALSO A SCHEDULE FOR  
 ALL OTHER FINISHES  
 ON THIS PROJECT  
 FOR WHICH THE ARCHITECT  
 IS NOT RESPONSIBLE

ALL TO BE BUILT  
 AS SHOWN  
 WITH NO  
 CHANGES  
 WITHOUT  
 THE ARCHITECT'S  
 WRITTEN  
 APPROVAL

SHEET  
**2**  
 OF 5

SEAL

THE PROFESSIONAL ENGINEER OR ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS SHEET. THE ARCHITECT'S RESPONSIBILITY FOR THE SHEET APPEARS ON THIS SHEET AND DOES NOT EXTEND TO THE WORK OF OTHER PROFESSIONALS. THE ARCHITECT'S RESPONSIBILITY FOR THE SHEET APPEARS ON THIS SHEET AND DOES NOT EXTEND TO THE WORK OF OTHER PROFESSIONALS. THE ARCHITECT'S RESPONSIBILITY FOR THE SHEET APPEARS ON THIS SHEET AND DOES NOT EXTEND TO THE WORK OF OTHER PROFESSIONALS.

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WATT C. ADAMS - ARCHITECT NA / NCARB  
ADAMS ARCHITECTURAL ASSOCIATES  
ARCHITECTURAL SERVICES  
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BALTIMORE, MD 21286-4229  
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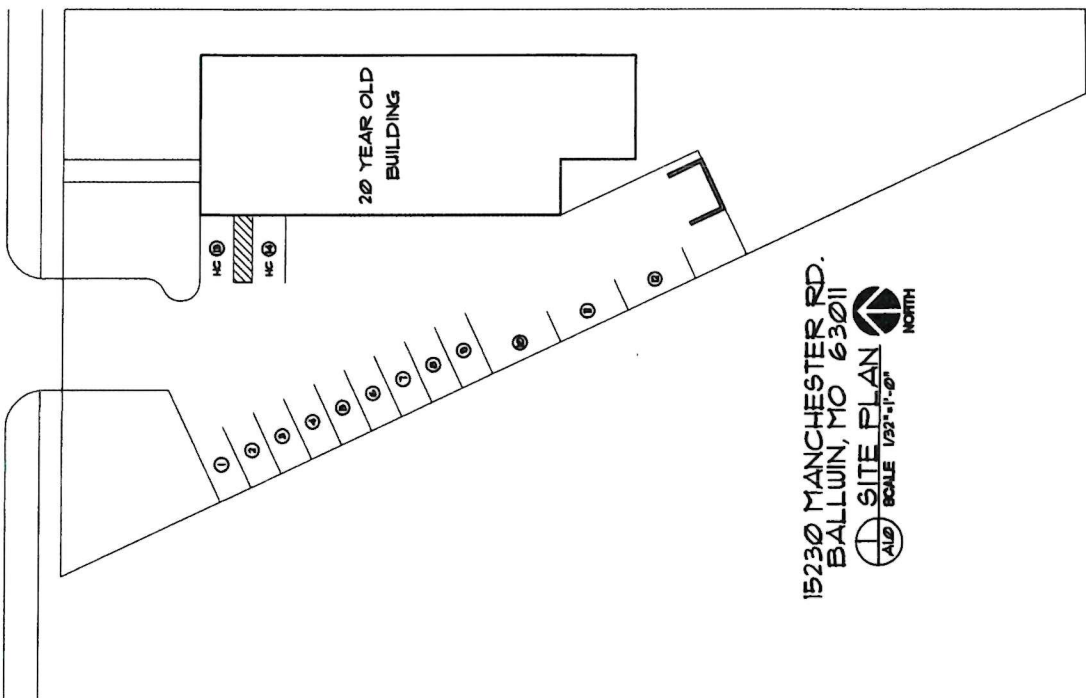
DATE	12/22/20
DESIGNED	MA
DRAWN	RB
CHECKED	

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

SHEET  
A1.0

PROJECT NO. 20202212

MANCHESTER RD.



RECEIVED  
DEC 22 2020  
CITY OF BALLWIN

15230 MANCHESTER RD.  
BALLWIN, MO 63011  
ALB SITE PLAN  
SCALE 1/32"=1'-0"  
NORTH