



SIMPLE LOT SPLIT APPROVAL PETITION

CITY OF BALLWIN }
COUNTY OF ST. LOUIS }
STATE OF MISSOURI }

FEE: \$750.00
PAID DATE: X
NUMBER: SUB-24-01

TO THE BOARD OF ALDERMEN
CITY OF BALLWIN

Name of Proposed Subdivision: Dutch Bros Subdivision

Now comes (print name of Petitioner) CAE Investments, Inc.
and states to the Board of Aldermen:

- I. That he, she, it, they, has (have) the following legal interest in the tract of land located within the corporate limits of Ballwin, Missouri, described in Section II.
A. State Legal Interest: Missouri
B. Documentation of Legal Interest must accompany this petition.
II. That the legal description of the property, for which a subdivision plat is desired, is enclosed.
III. That the enclosed survey or plat of the property, is drawn to a scale of 100 feet or less to the inch, shows the property for which a subdivision plat approval is requested, and complies with the subdivision ordinance of the City of Ballwin.
IV. That the address of said property is: 15200 Manchester Rd.
V. That the area (acres or square feet) of the proposed subdivision is: 1.24 Acres
VI. That the present zoning classification of the petitioned property is: C-1 MRD Overlay
VII. That the present use of the petitioned property is: Vacant Lot
VIII. That the intended use of the petitioned property is: Split parcel into 2 properties, develop the east property as a Dutch Bros. Coffee and hold the west property for a future use (to be permitted separately).
IX. That the deed restrictions, if any, on the petitioned property do not violate the provisions and requirements of the subdivision ordinance.

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

PETITIONER: CAE Investments, Inc
AUTHORIZED SIGNATURE: [Signature]
AUTHORIZED SIGNATURE (PRINTED): Mako D. Kellman
ADDRESS: 1776 Montano Rd. NW. Suite 25
CITY/STATE/ZIP: Albuquerque NM 87107
TELEPHONE NO: 505-450-2553 or 925-323-2263
E-MAIL: mkellman@swco.com or caeinvestments@outlook.com

I, (print name of Petitioner) CAE Investments, Inc. do hereby designate TWM Engineers 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.

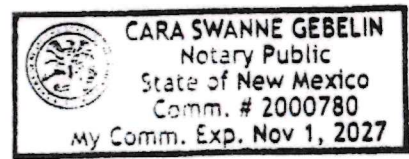
AGENT'S SIGNATURE: [Signature]
AGENT'S NAME (PRINTED): Eric Allmon
ADDRESS: 400 N. 5th Street. Suite 101
CITY/STATE/ZIP: St. Charles. MO 63301
TELEPHONE NO: 636-724-8300
E-MAIL: eallmon@twm-inc.com

Subscribed and sworn before me this 19th day of February, 2024.

[Signature]
Notary Public

My Commission Expires

Nov 1, 2027





Petition Number: SUB-24-01

Petitioner: CAE Investments Inc.
1776 Montano Road Northwest, Suite 25
Albuquerque, New Mexico 87107

Requested action: Lot Split

Project name: Dutch Bros Coffee

Location: 15200 Manchester Road

Existing Zoning: C-1 Commercial District

Surrounding Zoning & Use: North (across Manchester Rd)
C-1 Commercial District - Title Max & Enterprise
MRD Manchester Road Revitalization Overlay District - Dean
Team Subaru & Volkswagen

East (across Old Ballwin Rd) MRD - Elco Cadillac

South - R-1 Single Family Dwelling District

West - C-1 McDonalds Restaurant



Figure 1 - Aerial view of the site and surrounding properties
Source: St Louis County GIS



Figure 2 - Street view of the site. The lot is proposed to be split from north to south



Project description:

This Petition is for a Lot Split, to divide a 1.24 acre lot into a 22,816 square foot and 31,192 square foot lot at 15200 Manchester Road. The property is located on the southwest corner of Manchester Road and Old Ballwin Road. The property is currently zoned MRD Manchester Road Revitalization District with C-1 Commercial District as the underlying zoning district. The properties to the north (across Manchester Road) are zoned C-1 and MRD. The property to the east (across Old Ballwin Road) is currently zoned MRD. The properties to the south are currently zoned R-1 Single Family Dwelling District and the property to the west is currently zoned C-1.

Staff analysis:

This property consists of 1.24 acres and is currently vacant. The Petitioner intends to split the property, reserving 22,816 square feet for the development outlined in Petition SUE-24-04. The remaining 31,192 would remain vacant for future development.

Section 25-38b of Chapter 25 requires the following for a lot split to be considered:

1. That no additional improvements are required that would necessitate the posting of an escrow or bond, including concrete sidewalks, water mains, and landscaping within a street right-of-way dedication. Establishment of a right-of-way only shall not be construed as an improvement in this section.

No additional improvements that would require an escrow are necessary for the proposed development.

2. That no provisions for common land or recreational facilities are included in the proposal. No common ground is required for the proposed development.

3. That the use of the lot split procedure does not adversely affect the subject parcel or any adjoining properties.

Staff's preference is to keep the site intact until there's a proposed development for Proposed Lot 2. However, the current plan is to remove the existing parking lot and preserve the property as green space until development plans are established.



4. That the proposed lot split is not in conflict with any provisions of the zoning ordinance. All current zoning requirements would be met by the lot split.

5. No variances are required.
No variances are required for the lot split.

Staff recommendation:

According to the details presented by the Petitioner, the proposed lots align with all current requirements outlined in Section 25-38 Lot Split Procedures. This Petition also adheres to the Future Land Use Map; the Comprehensive Plan for the City of Ballwin designates this property as Commercial. With that in mind, staff recommends approval of this Petition with the following conditions:

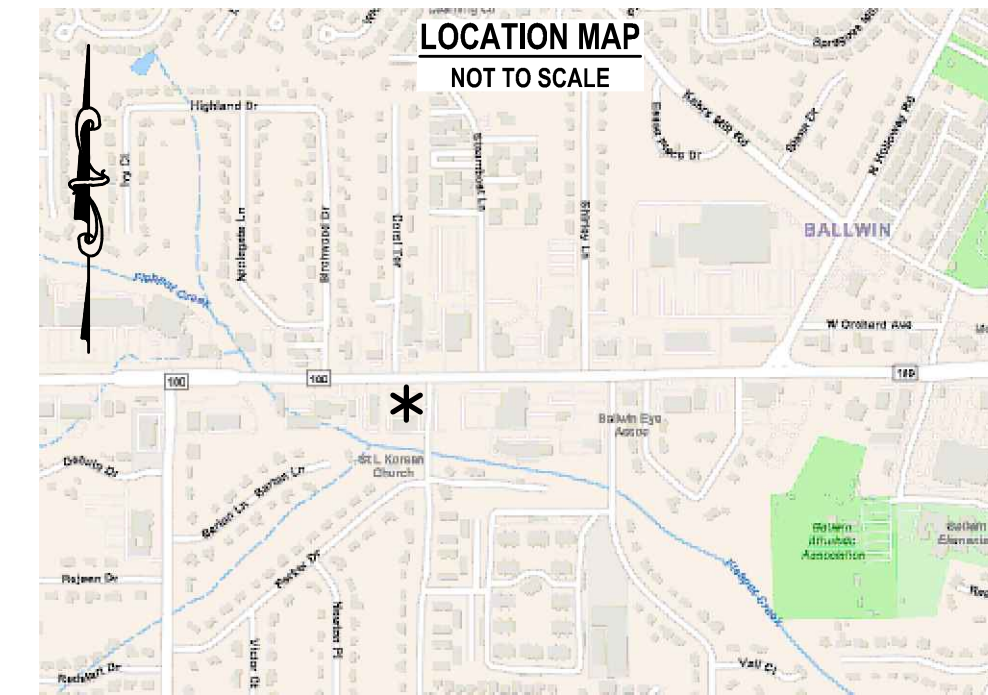
1. A new address must be issued by St. Louis County and documented on the plat.
2. Approval from MetroWest Fire District, Missouri American Water Company, and the Metropolitan Sewer District is required. These approvals should be recorded on the plat for reference.
3. Cross access easements to adjacent properties must be recorded as shown on the plat.

Submitted by: Lynn Sprick, City Planner

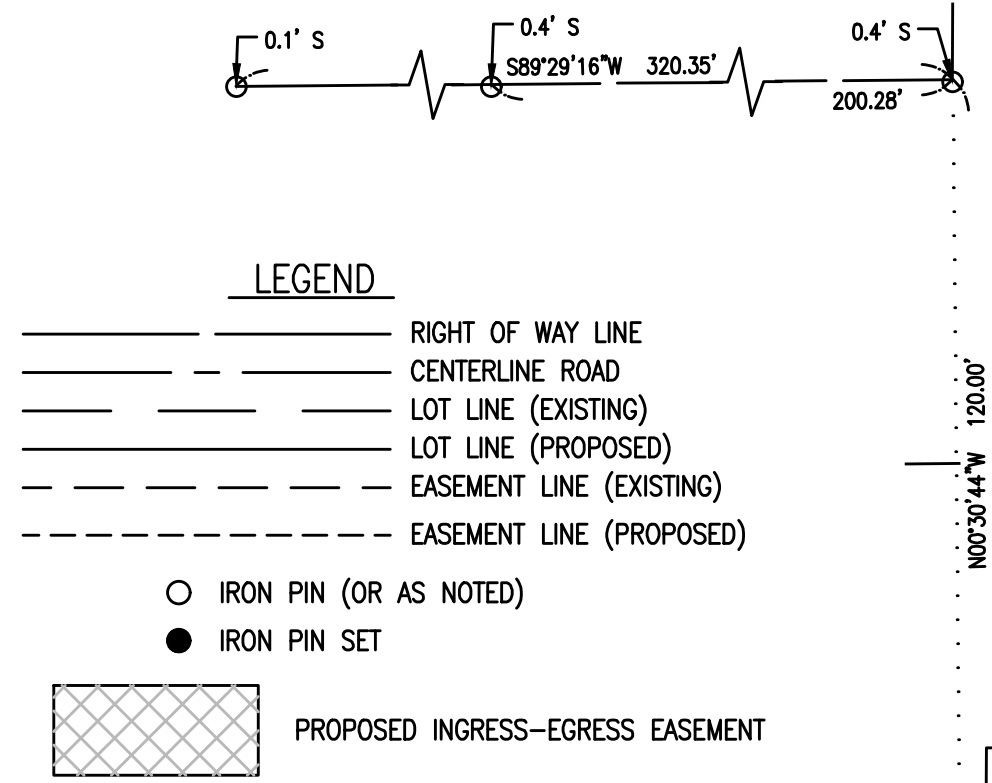
Date: May 6, 2024

LOT SPLIT

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST IN THE COUNTY OF ST. LOUIS, STATE OF MISSOURI



ILLINOIS | SWANSEA WATERLOO EDWARDSVILLE PEORIA
MISSOURI | ST. CHARLES ST. LOUIS
TENNESSEE | NASHVILLE



LEGAL DESCRIPTION FROM TITLE COMMITMENT
A TRACT OF LAND IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF MANCHESTER ROAD, VARYING WIDTH, AS WIDENED BY ST. LOUIS COUNTY CIRCUIT COURT CASE CAUSE #241348, AS RECORDED IN BOOK 4718 PAGE 217 OF THE ST. LOUIS COUNTY RECORDS, WITH THE WEST LINE OF OLD BALLWIN ROAD, 50 FEET WIDE; THENCE SOUTHWARDLY ALONG SAID WEST LINE OF OLD BALLWIN ROAD, 50 FEET WIDE, SOUTH 00 DEGREES 43 MINUTES 55 SECONDS WEST 270.05 FEET TO THE NORTH LINE OF "SECTION FIVE OF BALLWIN HILLS", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 68 PAGE 18 OF THE ST. LOUIS COUNTY RECORDS; THENCE WESTWARDLY ALONG SAID NORTH LINE NORTH 89 DEGREES 40 MINUTES 13 SECONDS EAST 200.00 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN DEED TO FRANCHISE REALTY INTERSTATE CORPORATION RECORDED IN BOOK 6580 PAGE 1218 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 00 DEGREES 43 MINUTES 55 SECONDS EAST 270.05 FEET TO THE AFOREMENTIONED SOUTH LINE OF MANCHESTER ROAD, VARYING WIDTH; THENCE EASTWARDLY ALONG SAID SOUTH LINE NORTH 89 DEGREES 40 MINUTES 13 SECONDS EAST 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.239 ACRES ACCORDING TO SURVEY BY VOLZ INC. DURING DECEMBER 2017.

PROPOSED LOT 1
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF BALLWIN, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERN BOUNDARY LINE OF MANCHESTER ROAD, VARYING WIDTH, AS WIDENED BY ST. LOUIS COUNTY CIRCUIT COURT CASE CAUSE #241348, AND RECORDED IN BOOK 4718 PAGE 217 OF THE ST. LOUIS COUNTY RECORDER OF DEEDS OFFICE, WITH THE WESTERN BOUNDARY LINE OF OLD BALLWIN ROAD, 50 FEET WIDE; THENCE SOUTH 00 DEGREES 35 MINUTES 12 SECONDS WEST, ON SAID WESTERN BOUNDARY LINE, 270.12 FEET TO THE NORTH LINE OF "SECTION FIVE OF BALLWIN HILLS"; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 68 PAGE 18 OF THE ST. LOUIS COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 89 DEGREES 31 MINUTES 36 SECONDS WEST, ON SAID NORTH LINE, 81.90 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 44 SECONDS WEST, 270.02 FEET TO SAID SOUTHERN BOUNDARY LINE OF MANCHESTER ROAD; THENCE NORTH 89 DEGREES 29 MINUTES 16 SECONDS EAST, ON SAID SOUTHERN BOUNDARY LINE, 87.08 FEET TO THE POINT OF BEGINNING.

PROPOSED LOT 2
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF BALLWIN, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERN BOUNDARY LINE OF MANCHESTER ROAD, VARYING WIDTH, AS WIDENED BY ST. LOUIS COUNTY CIRCUIT COURT CASE CAUSE #241348 AND RECORDED IN BOOK 4718 PAGE 217 OF THE ST. LOUIS COUNTY RECORDER OF DEEDS OFFICE, WITH THE WESTERN BOUNDARY LINE OF OLD BALLWIN ROAD, 50 FEET WIDE; THENCE SOUTH 89 DEGREES 29 MINUTES 16 SECONDS WEST, ON SAID SOUTHERN BOUNDARY LINE, 87.08 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 30 MINUTES 44 SECONDS EAST, 270.02 FEET TO THE NORTH LINE OF "SECTION FIVE OF BALLWIN HILLS"; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 68 PAGE 18 OF THE ST. LOUIS COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 89 DEGREES 31 MINUTES 36 SECONDS WEST, ON SAID NORTH LINE, 118.11 FEET TO THE SOUTHEAST CORNER AND THE EAST LINE OF A PARCEL DESCRIBED IN A DEED RECORDED IN BOOK 6580 PAGE 1218 OF THE ST. LOUIS COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 00 DEGREES 34 MINUTES 54 SECONDS EAST, 269.99 FEET TO SAID SOUTHERN BOUNDARY LINE OF MANCHESTER ROAD; THENCE NORTH 89 DEGREES 29 MINUTES 16 SECONDS EAST, 112.96 FEET TO THE POINT OF BEGINNING.

DEVELOPMENT NOTES:	OWNER INFORMATION:
LOCATOR NUMBER: 235540297	ANVIL REAL ESTATE & DEVELOPMENT LLC
EXISTING ZONING: C-1 MRD	1776 MONTANO ROAD NW, SUITE 25
EXISTING USE: VACANT	ALBUQUERQUE, NM 87107
PROPOSED USE: COMMERCIAL	MKELLMAN@SWCP.COM
TOTAL LOTS PROPOSED: 2	CAEINVESTMENTS@OUTLOOK.COM

THIS IS TO CERTIFY THAT THOUVENOT, WADE, & MOERCHEN, INC., HAS DURING THE MONTH OF JANUARY, 2024, AT THE REQUEST OF BB HOLDINGS MO, LLC, AN OREGON LIMITED LIABILITY COMPANY AND ANVIL REAL ESTATE & DEVELOPMENT LLC, PERFORMED AN ALTA/NSPS LAND TITLE SURVEY OF THE TRACT SHOWN HEREON AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MISSOURI MINIMUM STANDARDS FOR AN URBAN BOUNDARY SURVEY. FIELD WORK COMPLETED ON: 01/29/2024.

DATE OF PLAT OR MAP: FEBRUARY 14, 2024
THOUVENOT, WADE, & MOERCHEN, INC.
MISSOURI PROFESSIONAL LICENSE NO. 0000346.

PRELIMINARY
JOSHUA A. SAUNDERS, PLS # 2019015190
EXPIRATION DATE: 12/31/2025

CERTIFIED TO: BB HOLDINGS MO, LLC, AN OREGON LIMITED LIABILITY COMPANY AND ANVIL REAL ESTATE & DEVELOPMENT LLC

GENERAL NOTES:
SURVEY IS VALID ONLY TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.

TOTAL LAND AREA: 54,009 SF. OR 1.24 ACRES ±

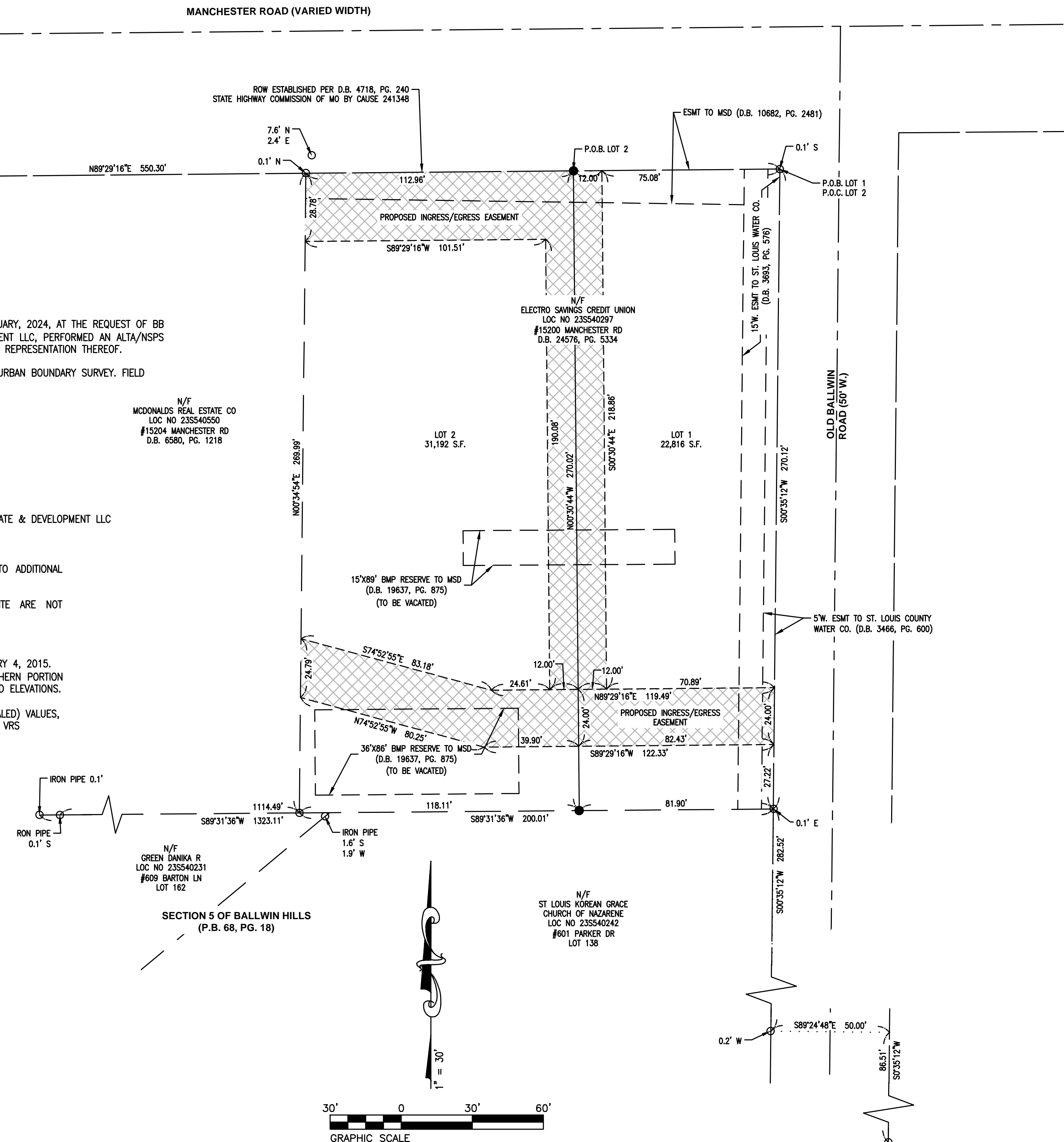
FEMA FIRM 29189C0283K, COUNTY OF ST. LOUIS, STATE OF MISSOURI, EFFECTIVE DATE OF FEBRUARY 4, 2015. THE MAJORITY OF THE PROPERTY IS ZONE X (AREA OF MINIMAL FLOOD HAZARD) WHILE THE SOUTHERN PORTION ADJACENT TO FISHPOT CREEK IS ZONE SPECIAL FLOOD HAZARD AREA WITH DETERMINED BASE FLOOD ELEVATIONS.

BASIS OF BEARINGS AND COORDINATES: ALL DISTANCES AND COORDINATES ARE GROUND (GRID SCALED) VALUES, REFERENCED TO MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE 2401, USING THE MADOED VRS NETWORK.

STATION:	SEILER TREECOURT CORS ARP
CORS ID:	MOSI
PID:	DL3650
NORTHING:	302,843.569 (M)
EASTING:	253,367.387 (M)

TO CONVERT TO GRID, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.99991635

LINEAR UNIT: US SURVEY FEET (SFT)	
GEODETIC DATUM: NAD 83 (2011)	
VERTICAL DATUM: NAVD 88 (GEOID 18)	
PROJECT LOCATION:	
LATITUDE: 38°35'32.45081"N	NORTHING: 1004528.819 SFT
LONGITUDE: 90°33'11.81058"W	EASTING: 804980.100 SFT
HGT: 490.360 FT	ELEV: 592.424 FT
CM SCALE FACTOR: 1.0000898104	



THOUVENOT, WADE & MOERCHEN, INC.
SAINT LOUIS OFFICE
3701 S. LINDBERGH BLVD, STE 100
SAINT LOUIS, MISSOURI
ZIP 63127-1372
TEL (314) 241-6300
WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL
PRELIMINARY
SIGNATURE:
DATE SIGNED:
LICENSE EXPIRATION: 12/31/25

ISSUED FOR PRELIMINARY
DATE OF ISSUANCE 03/22/2024

REV.	DATE	DESCRIPTION
△		
△		
△		
△		

DRAWN BY: ELA
RESOLVED BY: ELA
CHECKED BY: RSG
APPROVED BY: ELA
PROJECT NO: 230952

PROJECT:
DUTCH BROTHERS COFFEE
15200 MANCHESTER RD
ST. LOUIS MO 63011

TITLE:
LOT SPLIT

SHEET 1 of 1

P:\2023\230952\4 CAD - DWG\4.1 Comm\Sheets\230952-Lot_Split.dwg Plotted By: evotiron



PLANNING AND ZONING COMMISSION
1 GOVERNMENT CTR, BALLWIN, MO 63011
MONDAY, MAY 6, 2024 AT 7:00 PM

PUBLIC HEARING

Notice is hereby given that on Monday, May 6, 2024 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:

SUB 24-01 – Petition for a Lot Split at 15200 Manchester Road

SUE 24-04 – Petition for a Special Use Exception (SUE) for a restaurant with a drive thru at 15200 Manchester Road

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

Planning & Zoning Commission
Eric Sterman, City Administrator