



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-25-06	

TO THE BOARD OF ALDERMEN CITY OF BALLWIN

Type of Zoning Ordinance Change: Zoning change from St Louis County's R-2 to the City of Ballwin's R-2A

District for the following subdivisions: Henry Oaks, Barcelona, Ramsey Place, Muirview, Woodsmill Plats 1-4,

New Camelot Plats 1-2, Claywoods Plats 1-3 as well as the properties at 700 Henry Ave (Henry Elementary)

ant 906 Bitterfield Dr

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: _____
 - 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: Various
- V. That the area (acres or square feet) of said proposed zoning change is: 253 acres
- VI. That the existing zoning classification of said property is: St Louis County's R-2 designation
- VII. That the existing use of said property/premises is: Single family residential
- VIII. That the proposed zoning classification is: City of Ballwin's R-2A designation
- IX. That the proposed use of the property/premises is: No change in use is proposed

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. _____

Subscribed and sworn before me this _____ day of _____, _____.

My Commission Expires



Petition Number: Z-25-06

Public Hearing Date: December 1, 2025

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

Project Name: Rezoning from St Louis County's R-2 Residence District to the City of Ballwin's R-2A Single Family Dwelling District for the following subdivisions: Henry Oaks, Barcelona, Ramsey Place, Muirview, WoodWoodsmill Plats 1–4, New Camelot Plats 1–2, Claywoods Plats 1–3, as well as the properties located at 700 Henry Avenue (Henry Elementary School) and 906 Bitterfield Drive

Requested Action: Rezoning from St Louis County's R-2 Residence District to the City of Ballwin's R-2A Single Family Dwelling District.

Location: All properties in Henry Oaks, Barcelona, Ramsey Place, Muirview, Woodsmill Plats 1–4, New Camelot Plats 1–2, Claywoods Plats 1–3, as well as the properties located at 700 Henry Avenue (Henry Elementary School) and 906 Bitterfield Drive.

Existing Zoning: St Louis County R-2 Residence District

Surrounding Zoning: North - Ballwin's PSD Planned Single-Family Dwelling Development
St Louis County's R-5 & R-6A Residence District
Town & Country's Commercial - Planned Mixed Use District
East - St Louis County's R-2 Residence & NU Non Urban District
West - Ballwin's R-2A Single-Family Dwelling & PSD Planned Single-Family Dwelling District

Figure 1 - Ballwin Zoning Map

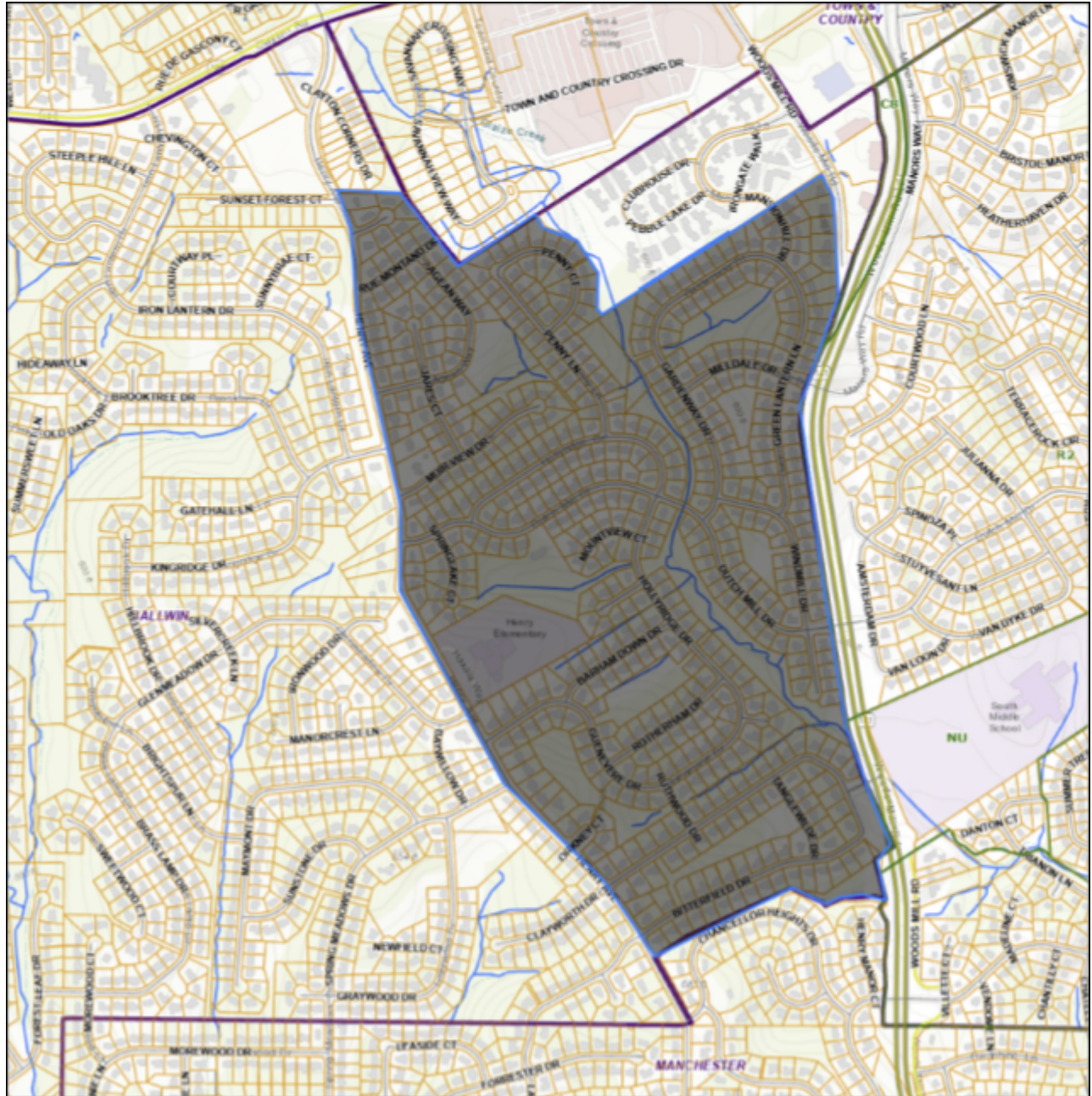


Figure 1 - Aerial view of the area. Source: St Louis County

**Project description:**

This Petition is for a Rezoning of the lots in Henry Oaks, Barcelona, Ramsey Place, Muirview, Woodsmill Plats 1–4, New Camelot Plats 1–2, Claywoods Plats 1–3, as well as the properties located at 700 Henry Avenue (Henry Elementary School) and 906 Bitterfield Drive. In 1996, the area was annexed into the City of Ballwin from St. Louis County. Annexation allows a city to expand its boundaries and bring newly incorporated land under its jurisdiction. When this occurs, the City applies a zoning designation that aligns with the previous County zoning. However, when these areas were annexed, this step was not completed. To correct this, the City of Ballwin is now moving forward with assigning an appropriate zoning designation to these properties.

Staff analysis:

In reviewing this Petition, staff examined St. Louis County's R-2 Residence Zoning District and compared it to the City's residential zoning districts. Ballwin's R-2A Zoning District is nearly identical. The potential creation of non-conforming conditions on affected properties was also considered, with minimal non-conformities expected as a result of this rezoning.

As part of the public notification process, letters were mailed to each affected property, public hearing notices were posted at major intersections within the subdivisions, and information about the Petition was made available on the City's website.

Staff intends to continue making corrections to the Zoning Map to address areas of the City that retained St. Louis County zoning after annexation.

Staff recommendation:

This Petition is for a Rezoning of the lots in Henry Oaks, Barcelona, Ramsey Place, Muirview, Woodsmill Plats 1–4, New Camelot Plats 1–2, Claywoods Plats 1–3, as well as the properties located at 700 Henry Avenue (Henry Elementary School) and 906 Bitterfield Drive. Staff has no concerns about the approval of this Petition.



Dear Homeowner,

November 14, 2025

In 1996, Henry Oaks, Barcelona, Ramsey Place, Muirview, Woodsmill, New Camelot, Claywoods and Woodsmill Village were annexed into the City of Ballwin from St. Louis County as well as the properties at 700 Henry Avenue ((Henry Elementary School) 758 Henry Avenue and 906 Bitterfield Drive. Your property was included in that annexation. The Annexation process allows a city to expand its boundaries and bring newly incorporated land under its jurisdiction. When this occurs, the City applies a zoning designation that aligns with the previous County zoning. However, when these areas were annexed, this step was not completed.

To correct this, the City of Ballwin is now moving forward with assigning an appropriate zoning designation to these properties.

What This Means for You

- **No action is required on your part as a homeowner.**
- The City is submitting a **rezoning application** to formally designate these properties under Ballwin's zoning code.
- A **public hearing** will be held at the **Planning & Zoning Commission Meeting on Monday, December 1, at 7:00 p.m.** at the Ballwin Government Center. The Commission will make a recommendation to the Board of Aldermen.
- The **Board of Aldermen will vote** on the rezoning application at their meeting on **Monday, December 8, at 7:00 p.m.**

Zoning Details

When these areas were under St. Louis County's jurisdiction, they were zoned **R-2 Residence District**. The equivalent zoning designation in Ballwin is **R-2A Single Family Residential District**. These classifications are nearly identical.

If any existing structure does not fully comply with Ballwin's R-2A zoning requirements, it will be classified as **legally non-conforming ("grandfathered")**. This means:

- The structure **may remain as is** without any penalties.
- The property **can be sold without issue**.
- Any **new construction or modifications** will need to comply with Ballwin's R-2A zoning regulations.

More Information

For additional details, including a comparison of County and City zoning designations, visit:

<https://www.ballwin.mo.us/East-of-Henry-Road-Rezoning/>

If you have any questions or would like to discuss how this may affect your property, please feel free to contact me at **lynnsp@ballwin.mo.us** or **636-227-2243**.

Sincerely,

Lynn M. Sprick
City Planner
City of Ballwin



PUBLIC HEARING

Notice is hereby given that on Monday, December 1, 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 Petition:

Z-25-06 Zoning Change from St Louis County's R-2 Residence District to the City of Ballwin's R-2A Single Family Dwelling District for the following subdivisions: Henry Oaks, Barcelona, Ramsey Place, Muirview, Woodsmill Plats 1-4, New Camelot Plats 1-2, Claywoods Plats 1-3 as well as the properties located at 700 Henry Avenue (Henry Elementary School) 758 Henry Avenue and 906 Bitterfield Drive.

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