



Bill No. 5040

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

INTRODUCED BY

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

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AN ORDINANCE AMENDING APPENDIX A, ARTICLE XIV, SECTION 1, PERTAINING TO SPECIAL USE EXCEPTIONS FOR STORES IN THE C-1 DISTRICT WHICH SELL USED MERCHANDISE.

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**WHEREAS**, a petition has been received from Central Plaza MZL LLC, requesting a text amendment to the City of Ballwin’s Zoning Ordinance pertaining to Special Use Exceptions for stores which sell used merchandise not in conjunction with the sale of new merchandise; and

**WHEREAS**, said petition was duly referred to the Planning and Zoning Commission for its investigation and report; and

**WHEREAS**, due notice of a public hearing before the Planning and Zoning Commission upon said petition was published and posted according to law and ordinance; and

**WHEREAS**, a public hearing was held before the Planning and Zoning Commission on December 1, 2025, upon said petition; and

**WHEREAS**, Ballwin City Staff submitted a report to the Planning and Zoning Commission regarding said petition which recommended the adoption of revised language for the text amendment from that which was submitted by petitioner, so that the text amendment relates instead to Special Use Exceptions for any store in the C-1 District in which the sale of used merchandise exceeds 25% of the store’s gross floor area and/or 25% of its gross receipts, regardless of whether new merchandise is also sold; and

**WHEREAS**, the Planning and Zoning Commission has submitted its report recommending approval of the text amendment petition, with revisions as recommended by Ballwin City Staff, to the Board of Aldermen.

**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 XIV, Section 1 of the Municipal Code of the City of Ballwin, Missouri is hereby amended add a new subsection (39), which shall read as follows:



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**APPENDIX A – ZONING ORDINANCE**

**ARTICLE XIV – SPECIAL USE EXCEPTION REGULATIONS**

**SECTION 1 – GENERALLY.**

(39) Any store in the C-1 District in which the sale of used merchandise exceeds 25% of the store's gross floor area and/or 25% of its gross receipts, regardless of whether new merchandise is also sold.

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

PASSED this 8th day of December, 2025.

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*MARK R. STALLMANN, MAYOR*

APPROVED this 8th day of December, 2025.

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*MARK R. STALLMANN, MAYOR*

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