



Bill No. 5059

Ordinance No. _____

INTRODUCED BY

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

AN ORDINANCE APPROVING A ZONING CHANGE FROM ST. LOUIS COUNTY R-2 AND FPR-2 TO CITY OF BALLWIN R-2A FOR THE ARBOR CREST SUBDIVISION.

WHEREAS, a petition was received from the City of Ballwin for a zoning change from St. Louis County R-2 and FPR-2 to City of Ballwin R-2A for the Arbor Crest Subdivision with the additional condition that certain development standards as established on the original plat be retained; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its consideration and recommendation; 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 August 3, 2026, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval of the re-zoning request in accordance with the petition received 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: A zoning change from St. Louis County R-2 and FPR-2 to City of Ballwin R-2A is hereby granted and approved for the Arbor Crest Subdivision.

Section 2: The minimum lot size, minimum lot width, and building setbacks as established on the original plat, which is attached hereto, shall continue to apply to the Arbor Crest Subdivision. Otherwise, all regulations and standards of Ballwin R-2A shall apply.

Section 3: 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be in full force and effect from its passage and approval pursuant to law and shall remain in effect until amended or repealed by the Board of Aldermen.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 10th day of August, 2026.

MARK R. STALLMANN, MAYOR



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APPROVED this 10th day of August, 2026.

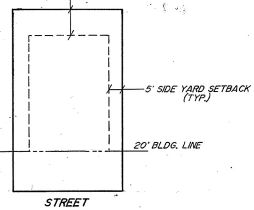
MARK R. STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR

BOOK 319 PAGE 52
FILED FOR RECORD
JUN 17 1993
At 3:30 o'clock P.M.
RECORDED BY DEEDS
ST. LOUIS COUNTY, MO.

DOCUMENT \$ 150.00
STATE USER \$ 4.00
FAIR FUND \$ 2.00
TOTAL \$ 156.00

15' REAR YARD SETBACK
(TYP.)



TYPICAL LOT DETAIL
(NOT TO SCALE)

N/F
MISSOURI SAVINGS ASSOCIATION F.A.
8626/1652

THE RESUBDIVISION OF THE
CASCADES PLAT TWO
P.B. 266, PG. 68

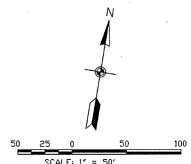
N/F
PARKWAY C-2 SCHOOL DISTRICT
8523/159

ARBOR CREST

BEING IN PART OF SECTION 11, TOWNSHIP 44 NORTH,
RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI.

A P.E.U. LOCATED IN R-2 AND FPR-2 PER
ORDINANCE NO. 16040

LOCATOR NO.: 25'R431619



GENERAL NOTES:

- THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.
- BASIS OF BEARINGS: THE SOUTHERLY LINE OF "THE RESUBDIVISION OF THE CASCADES PLAT 2," AS RECORDED IN PLAT BOOK 266, PAGE 68, OF THE ST. LOUIS COUNTY RECORDS. (NORTH BY DECIMES 37 MINUTES 23 SECONDS EAST).
- UNLESS NOTED OTHERWISE, DISTANCES SHOWN HEREON ARE SURVEYED AND RECORDED.
- MONUMENTS DESIGNATED AS "TO BE SET" WILL BE SET AT THE COMPLETION OF FINAL SITE GRADING.

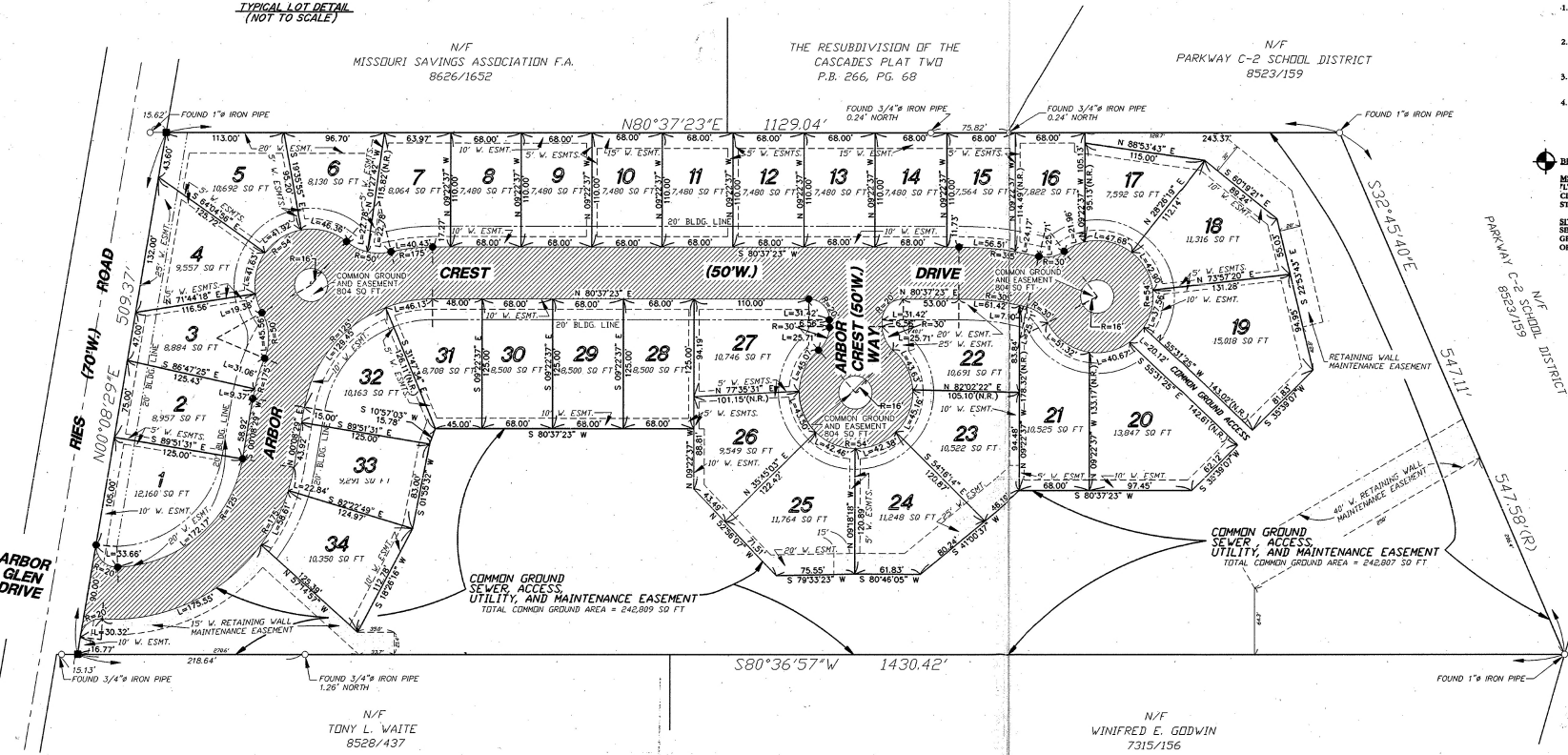
BENCHMARK INFORMATION

MSD BENCHMARK 444-34 (USGS ELEVATION: 527.54 FEET)
"C" CUT ON THE SOUTHEAST CORNER OF A CONCRETE HEADWALL, 12 FEET SOUTH OF THE CENTERLINE OF OAK STREET, 55 FEET WEST OF THE INTERSECTION OF BIES ROAD AND OAK STREET.

SITE BENCHMARK (USGS ELEVATION: 524.75 FEET)
SET BARRICADE PILES ON NORTHEAST FACE OF POWER POLE, 1 FOOT, MORE OR LESS, ABOVE GRADE, 50 FEET, MORE OR LESS, WEST OF THE CENTERLINE OF BIES ROAD, 150 FEET, MORE OR LESS, NORTH OF THE CENTERLINE OF ARBOR GLEN DRIVE.

LEGEND

- DENOTES EXISTING MONUMENT (AS LABELED)
- DENOTES MONUMENT TO BE SET
- DENOTES SEMI-PERMANENT MONUMENT TO BE SET
- (R) DENOTES RECORD DIMENSION
- (N.R.) DENOTES NON-RADIAL LOT LINE



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREINAFTER BE KNOWN AS "ARBOR CREST," ARBOR CREST DRIVE, 50 FOOT WIDE, ARBOR CREST WAY, 50 FOOT WIDE, TOGETHER WITH ALL CURBS, DRAINAGE AND BOUNDINGS LOCATED AT THE STREET INTERSECTIONS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN LATCHED ON THIS PLAT, ARE HEREBY DEDICATED TO ST. LOUIS COUNTY FOR PUBLIC USE FOREVER.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THEIR SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPAIRING OF PUBLIC UTILITIES AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES AND CONSTRUCTION OF PERMANENT STRUCTURES ON ADJACENT GROUND.

THE STORMWATER CONTROL EASEMENTS AND ACCESS EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THEIR SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPAIRING OF STORMWATER DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF DRAINAGE FACILITIES. NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THE STORMWATER CONTROL EASEMENT AND ACCESS EASEMENT WITHOUT SUBMITTAL OF CONSTRUCTION PLANS AND THE WRITTEN PERMISSION OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND THOSE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC. ALL OTHER UTILITY EASEMENTS HEREBY OFFERED AS BEING WITHIN THE STORMWATER CONTROL EASEMENT AND ACCESS EASEMENT ARE HEREBY MADE SUBJECT TO AND SUBORDINATE TO THIS EASEMENT AS GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

ALL COMMON GROUND EASEMENTS, SUCH AS CURB, ISLANDS AND DIVIDED STREET ISLANDS OR MEDIAN STRIPS, ARE HEREBY DEDICATED TO THE TRUSTEES OF THE APPOINTMENTED SUBDIVISION FOR LANDSCAPE MAINTENANCE. HOWEVER, NO ABOVE GROUND STRUCTURE, OTHER THAN REQUIRED STREET LIGHTS OR OTHER PUBLIC UTILITIES IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS MAY BE CONSTRUCTED OR INSTALLED WITHIN A CURB, ISLAND, DIVIDED STREET ISLAND, OR MEDIAN STRIP, WITHOUT AUTHORIZATION BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC THROUGH THE ISSUANCE OF A SPECIAL USE PERMIT.

BUILDING LINES, AS SHOWN ON THIS PLAT, ARE HEREBY ESTABLISHED.

THE RETAINING WALL LYING IN THE PERMANENT WALL MAINTENANCE EASEMENT WHICH FOR BETTER IDENTIFICATION IS SHOWN ON THIS PLAT IS TO BE MAINTAINED BY THE "ARBOR CREST" HOME OWNERS ASSOCIATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND ON THIS 17th DAY OF JUNE, 1993

TAYLOR-MORLEY, INC.
BY: Benton Taylor
BENTON TAYLOR
Chairman of the Board

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } ss

ON THIS 17th DAY OF JUNE, 1993, BEFORE ME APPEARED Joseph A. Canato, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY HE IS THE Planning Director OF THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION, BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID Joseph A. Canato ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE OF AFORESAID, ON THIS DAY AND YEAR FIRST ABOVE WRITTEN.

BY: Joseph A. Canato
NOTARY PUBLIC
EXPIRATION DATE: 10/10/94

LINEN HOLDERS CERTIFICATE

THE UNDERSIGNED LEGAL OWNER AND HOLDER OF NOTES SECURED BY DEED OF TRUST RECORDED IN DEED BOOK 319, PAGE 52, OF THE ST. LOUIS COUNTY RECORDS DOES HEREBY JOIN IN AND APPROVE THE FOREGOING SUBDIVISION ALL AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS 17th DAY OF JUNE, 1993.

BY: Raymond C. Armstrong
RAYMOND C. ARMSTRONG, PRES

COUNTY COUNCIL CERTIFICATE

APPROVED FOR RECORDING BY THE ST. LOUIS COUNTY COUNCIL THIS 10th DAY OF JUNE, 1993.

Joseph A. Canato (Glenn Powers)
PLANNING DIRECTOR

STATE OF Missouri }
County of St. Louis } ss

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office on the 17th day of JUNE, A.D. 1993 at 2:38 o'clock P.M. and is truly recorded in Plat Book 319, Page 52.

Witness my hand and official seal on the day and year aforesaid.

Frank J. Knecht
Recorder of Deeds

STATE OF Missouri }
County of St. Louis } ss

ON the 13th Day of June 1993 before ME APPEARED PETER C. BIRSON AS ME PERSONALLY KNOWN WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS THE VICE PRESIDENT of LENNY BONE & TRUST COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that said PETER C. BIRSON acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

BY: Raymond C. Armstrong
RAYMOND C. ARMSTRONG, PRES

STATE OF MISSOURI }
County of St. Louis } ss

THIS IS TO CERTIFY THAT KENNETH BALK & ASSOCIATES, INC., DURING THE MONTH OF JANUARY 1993, BY ORDER OF TAYLOR-MORLEY, INC., HAS PREPARED THIS SUBDIVISION PLAT OF A TRACT OF LAND BEING IN PART OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, AND THE RESULT OF SAID SUBDIVISION IS SHOWN HEREON.

KENNETH BALK & ASSOCIATES, INC.
JUNIOR EXECUTIVE PARKWAY
ST. LOUIS, MISSOURI 63114

BY: Raymond C. Armstrong
RAYMOND C. ARMSTRONG, PRES 6/17/93

CLIENT: TAYLOR-MORLEY, INC.
PROJECT: 2224 FERN RIDGE PARKWAY

DATE: 6/17/93

REVISIONS:

DATE: 6/17/93

CHECKED: Raymond C. Armstrong

DATE: 6/17/93

PROJECT: 2224 FERN RIDGE PARKWAY