



Bill No. 5060

Ordinance No. _____

INTRODUCED BY

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

AN ORDINANCE APPROVING A ZONING CHANGE FROM ST. LOUIS COUNTY R-3 TO CITY OF BALLWIN R-3 FOR THE ARBOR TRAILS SUBDIVISION.

WHEREAS, a petition was received from the City of Ballwin for a zoning change from St. Louis County R-3 to City of Ballwin R-3 for the Arbor Trails 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-3 to City of Ballwin R-3 is hereby granted and approved for the Arbor Trails 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 Trails Subdivision. Otherwise, all regulations and standards of Ballwin R-3 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be in full force and effect from its passage and approval pursuant to law and shall remain in effect until amended or repealed by the Board of Aldermen.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



Bill No. 5060

Ordinance No. _____

APPROVED this 10th day of August, 2026.

MARK R. STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR

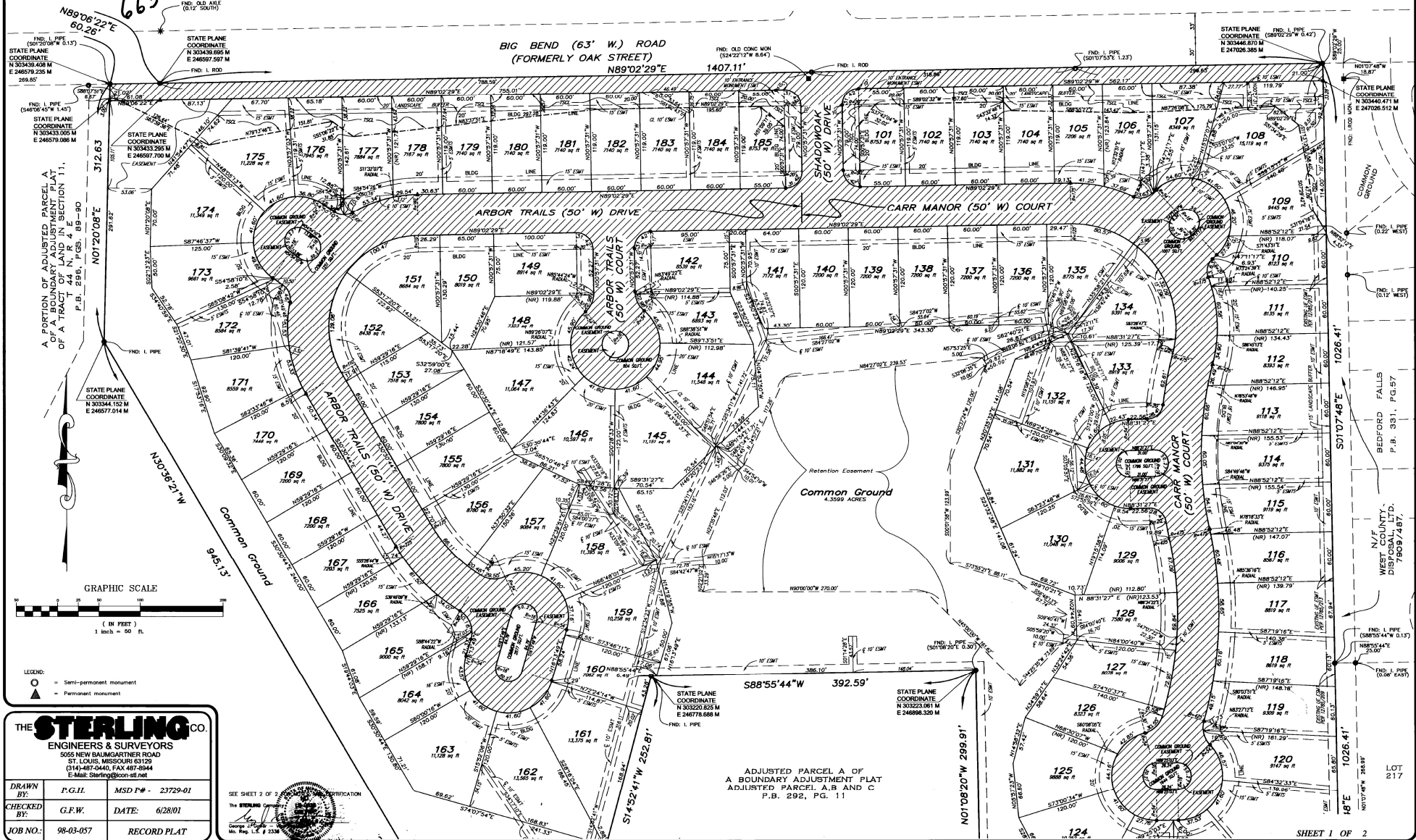
BOOK 249 PAGE 593/594
FILED FOR RECORD

JUL 2 0 2001
RECORDED
ST. LOUIS COUNTY, MO

ARBOR TRAILS

A TRACT OF LAND BEING ALL OF PARCEL B OF "BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN SECTION 11, TOWNSHIP 44 NORTH, RANGE 4 EAST" AS RECORDED IN PLAT BOOK 296, PAGE 89 AND 90 AND A PORTION OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 4 EAST IN ST. LOUIS COUNTY MISSOURI
A PLANNED ENVIRONMENT UNIT ZONED "R-3", ORDINANCE No. 19967

393



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ARBOR TRAILS

A TRACT OF LAND BEING ALL OF PARCEL B OF "BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN SECTION 11, TOWNSHIP 44 NORTH, RANGE 4 EAST" AS RECORDED IN PLAT BOOK 296, PAGE 89 AND 90 AND A PORTION OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 4 EAST IN ST. LOUIS COUNTY MISSOURI A PLANNED ENVIRONMENT UNIT ZONED "R-3", ORDINANCE No. 19967

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N/F
PARKWAY C-2 SCHOOL DISTRICT
D.B. 8523, PGS. 159-161

We, the undersigned, owners of a tract of land herein platted and further described in the foregoing surveyors certification have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "ARBOR TRAILS". Arbor Trails (50' W) Drive, Arbor Trails (50' W) Court, Carr Manor (50' W) Court, ~~SHAWNEE~~ (50' W) Drive, and the 21 foot wide strip along the South line of Big Bend Road (53' W), together with all cul-de-sacs and roundings located at the street intersections which for better identification are shown hatched 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 St. Louis County, Missouri, St. Louis County Water Company, Laclede Gas Company, Ameren UE, Southwestern Bell Telephone Company, Metropolitan St. Louis Sewer District, the relevant cable television company, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewers 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.

The entrance monument easement as shown hereon are hereby dedicated to the Arbor Trails Homeowner's Association, its successors and assigns, for the purpose of erecting subdivision signs/monuments and landscape maintenance, and becomes the sole ownership and maintenance, responsibility of the Arbor Trails Homeowner's Association, and its successors and assigns.

The Landscape Buffers are hereby dedicated to the Arbor Trails Homeowner's Association, and its successors and assigns, for the purpose of installation and maintenance of landscaping, and ~~FENCING BECOMES THE SOLE~~ responsibility of the Arbor Trails Homeowner's Association, and its successors and assigns.

All common ground easements, such as cul-de-sac islands, and divided street island, or median strips, are hereby dedicated to the Arbor Trails Homeowner's Association, its successors and assigns, and becomes The Arbor Trails Homeowner's Association's sole ownership and maintenance responsibility. 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 cul-de-sac island, divided street island, or median strip, without authorization and approval by the St. Louis County Department of Highways and Traffic through the issuance of a Special Use Permit.

The Temporary Slope Construction Licenses (T.S.C.L.) shown hereon are for the purpose of making cuts, fills, sloping embankment, constructing drives, providing work room, and implementing any and all other related construction items until such time as construction may be completed and accepted by St. Louis County, Missouri. Upon granting acceptance by St. Louis County, Missouri or its assigns, this easement shall terminate.

The Retention Easements as shown on this plat is hereby given, granted, extended and conveyed to the Arbor Trails Homeowner's Association for exclusive right to build and maintain a sewer or sewers, including stormwater improvements, on the strip or strips of ground which have been identified on this plat, and to use such additional space adjacent to the easement so granted as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned sewer or sewers, including stormwater improvements, and may assign its rights in this easements to the State, County, City or other political subdivision of the State.

Building lines as shown on this plat are hereby established. This subdivision is subject to conditions and restrictions recorded in an Indenture of Trust and Restrictions filed on the 20th day of July, 2001 as Daily No. 166 in the St. Louis County Records.

The common ground shown on this plat has been conveyed forever to the Arbor Trails Homeowner's Association, its successors and assigns, by General Warranty Deed recorded the 20th day of July, 2001 as daily no. 166 in the St. Louis County Records.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

IN WITNESS THEREOF, I have hereunto set my hand this 20th day of June, 2001.

McBRIDE & SON HOMES, INC.

By: James R. Piper D.V.P.
James R. Piper
Vice President

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } SS

On this 20th day of June, 2001, before me personally appeared James R. Piper to me personally known, who, being by me duly sworn, did say that he is the Vice President of McBride & Son Homes Inc., a Corporation of the State of Missouri and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and the said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said James R. Piper 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 aforesaid, and the day and year first above written.

Donna L. Kene
Notary Public

My Commission Expires: _____

DONNA L. KENE
Notary Public - Notary Seal
STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXPIRES: DEC. 4, 2003

M.S.D. 17-51 (516.09) - "U" on northeast corner of concrete headwall of culvert on north side of Oak Street; 23' north of centerline of Oak Street and 0.2 mile east of centerline of Ries Road.

STATEMENT OF STATE PLANE COORDINATE TIE

This site was tied to St. Louis Geographic Reference System stations SL-66 and SL-67 using two RTK GPS units. To the best of our knowledge, the calculated state plane site coordinates meet the accuracy standards of the "Missouri Minimum Standards for Property Boundary Surveys" (10 CSR 30-2 and 4 CSR 30-16, effective date December 30, 1994) as an "URBAN PROPERTY" relative to stations SL-66 and SL-67. We utilized the following published data for station SL-66 & SL-67:

SL-66
North = 303468.352 East = 249029.789
Grid Azimuth from SL-66 to SL-66A = 261°09'48"

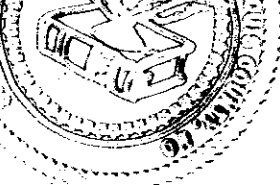
SL-67
North = 301832.989 East = 245981.510
Grid Azimuth from SL-67 to SL-67A = 101°56'34"

Adjusted Site Grid Factor = 0.99991127 (1 meter = 3.28083333 feet)

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 this 20th day of July, A.D. 2001, at 3:45 o'clock P.M. and is duly recorded in Plat Book 394 Page 393-394

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



By: James M. Hammond
Recorder of Deeds
Deputy Recorder

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } SS

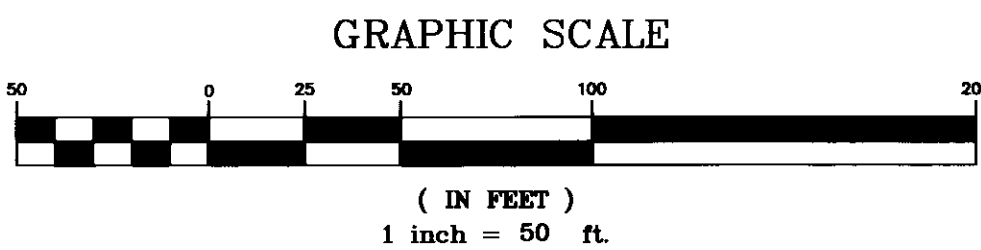
On this 12th day of July, 2001, before me appeared Bernard G. Stuchlik to me personally known, who, being by me duly sworn, did say that he is the Senior Vice President of UNION PLANTERS BANK, N.A., a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and the said Bernard G. Stuchlik was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said Bernard G. Stuchlik 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 aforesaid, and the day and year first above written.

Cheryl A. O'Neal
Notary Public
John Shannon-Ranson
My Commission Expires: August 22, 2002

CHERYL A. O'NEAL
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: August 22, 2002

This is to certify that the subdivision of "Arbor Trails" was approved by the St. Louis County Council on this 20th day of July, 2001.

St. Louis County Planning Department
Glenn A. Powers (gdp)
Glenn A. Powers - Director of Planning



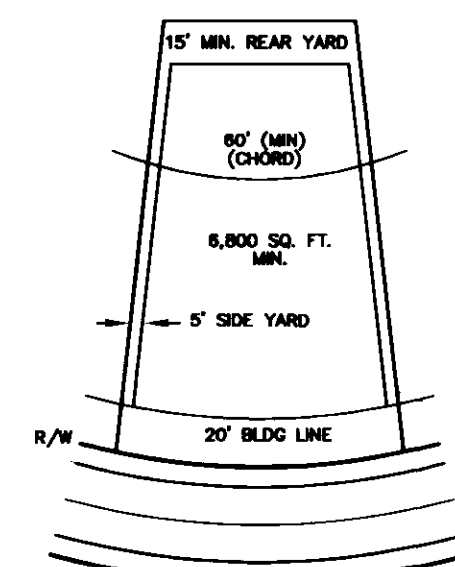
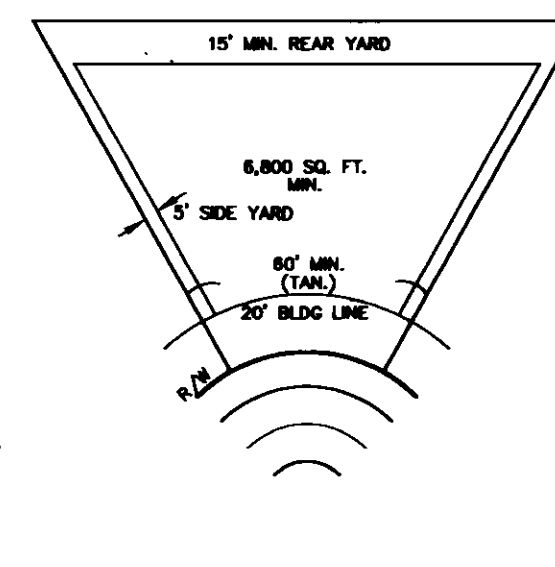
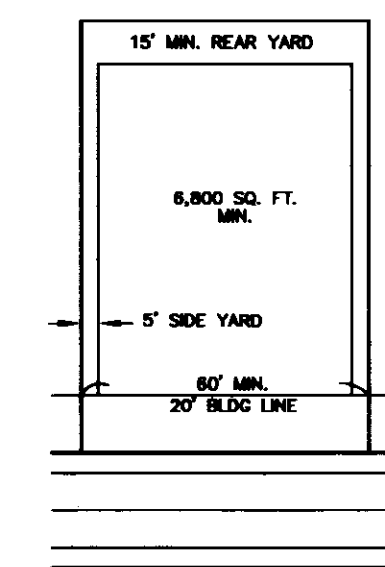
WHEREAS, UNION PLANTERS BANK, N.A., by a deed of trust, dated April 22, 1997, and recorded in the Recorder's Office, in and for the County of St. Louis and State of Missouri, in Book 11142, Page 1150 conveyed to the trustee therein named, certain real estate, to secure the payment of certain note or notes in said deed described and set forth; and whereas, said deed of trust and note or notes has or have been partly paid and satisfied.

NOW, THEREFORE, the undersigned, present holder and legal owner of said deed of trust and note or notes, does hereby REMISE, RELEASE AND QUITCLAIM unto the present owners, PART of the real estate in said deed of trust described, situated in the County of St. Louis and State of Missouri, to wit: All common ground or common land shown on this plat and all streets, public or private, or roadway easements on this plat.

TO HAVE AND TO HOLD same, with all appurtenances thereto belonging free, clear and discharged from the encumbrance of said deed of trust.

IN WITNESS THEREOF, the undersigned has executed these presents this 12th day of July, 2001.

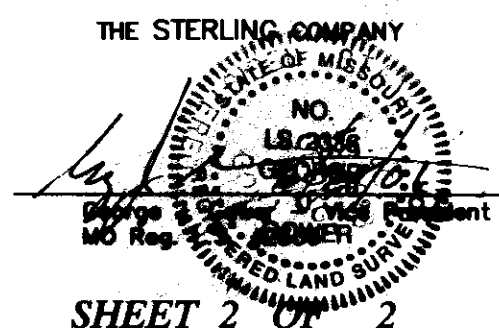
Union Planters Bank
Bernard G. Stuchlik J. Marie Koch
Senior Vice President



TYPICAL LOTS
NTS

ORDER NUMBER: 98-03-057
THE STERLING COMPANY
5055 New Baumgartner Road,
St. Louis MO 63129 (314)487-0440

This is to certify that we have during the months of February 2000 and January 2001, by order of McBride and Son Homes, Inc., made a survey and subdivision on "A TRACT OF LAND BEING ALL OF PARCEL B OF "BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN SECTION 11, TOWNSHIP 44 NORTH, RANGE 4 EAST" AS RECORDED IN PLAT BOOK 296, PAGES 89 AND 90 AND A PORTION OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 4 EAST IN ST. LOUIS COUNTY, MISSOURI, and that results of said survey and subdivision are represented on this plat. This survey meets the "Missouri Minimum Standards for Property Boundary Surveys" (10 CSR 30-2 and 4 CSR 30-16, effective date December 30, 1994) as an "URBAN PROPERTY".



SHEET 2 OF 2

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314)-487-0440, FAX 487-8944
E-Mail: Sterling@icon-stl.net

DRAWN BY:	P.G.H.	MSD P# - 23729-01
CHECKED BY:	G.F.W.	DATE: 6/28/01
JOB NO.:	98-03-057	RECORD PLAT

LEGEND:
○ = Semi-permanent monument
▲ = Permanent monument