



Consent Item

RE: 265 Steamboat Lane

Department/Program: Administration/Planning

Explanation: Special Use Exception Extension

The Petitioner is requesting approval of a four (4) month extension of the Special Use Exception that was approved on March 10, 2025, and granted to SG MF Rockwood Investors LLC for Caravel Autism Health. The Special Use Exception permits front yard parking and the operation of a nursery, pre-kindergarten, and day care/play school at 265 Steamboat Lane.

According to Appendix A, Article XIV, Section 4(11): In the event that a special use exception grantee fails to proceed with the allowed use or construction and/or development, within a period of one year following the effective date of said special use exception, and no extension of time is granted by the Board of Aldermen, said grantee shall be deemed to have abandoned the special use exception and it shall terminate.

Caravel Autism Health has submitted an application for a building permit, which is currently under review. Issuance of the permit is contingent upon the recording of the amended development plan previously approved as part of this project.

One of the conditions of approval requires construction of a twenty-one (21) space parking lot, including a cross-access easement between the adjacent property and this site. The parking lot improvements have been approved by the Metropolitan Sewer District and must be completed prior to Caravel Autism Health occupying the building.

At this time, the Petitioner is requesting a four (4) month extension of the Special Use Exception.

Recommendation:

Staff recommends approval of the requested four (4) month extension. Should substantial progress not be made within that timeframe, an additional extension request will be required.



SPECIAL USE EXCEPTION EXTENSION PETITION

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

TO THE BOARD OF ALDERMEN
CITY OF BALLWIN

Type of Special Use Exception: Zoning

Nursery, pre-kindergarten, day care school/play school with front yard parking, per Appendix A, Section XIV, Section 1 (12 & 14)

Original Special Use Exception Ordinance Number: 25-04

Date of original Ordinance: March 10th, 2025

Now comes (print name of Petitioner) SG MF Rockwood Investors LLC
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: Owner

B. Documentation of Legal Interest must accompany this petition.

II. That the legal description of the property/premises, for which a Special Use Exception is desired, is enclosed.

III. That the street address of said property is: 265 Steamboat Lane

IV. That the area (acres or square feet) of said property is: 0.69

V. That the zoning classification of said property is: R-4 Planned Multiple Dwellings

VI. That the present use of said property is: Vacant building

VII. That the intended use of said property is: Day Care/school-type use

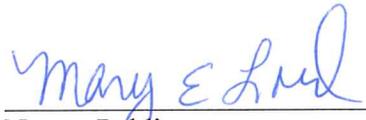
VIII. Reason for extension request must accompany this petition.
The condition to build the parking lot is not yet complete. Delays by MSD push the timeline back.

IX. Time frame for completion must accompany this petition.
The plan is to be complete within the next 120 days or less.

HOLDER: SG MF Rockwood Investors LLC
AUTHORIZED SIGNATURE: 
AUTHORIZED SIGNATURE (PRINTED): Andrew P. Holloway
ADDRESS: 3843 West Chester Pike
CITY/STATE/ZIP: Newtown Square, PA 19073
TELEPHONE NO. 484-427-2232

Subscribed and sworn before me this 3rd day of March, 2026.

Commonwealth of Pennsylvania - Notary Seal
Mary E. Lord, Notary Public
Delaware County
My Commission Expires April 26, 2027
Commission Number 1205638


Notary Public

My Commission Expires
April 26, 2027

WHEREFORE, Petitioner(s) pray(s) that a Special Use Exception, granted according to the provisions of Ordinance(s) _____ be transferred to the Petitioner.

PETITIONER: _____
AUTHORIZED SIGNATURE: _____
AUTHORIZED SIGNATURE (PRINTED): _____
ADDRESS: _____
CITY/STATE/ZIP: _____
TELEPHONE NO. _____

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

Notary Public

My Commission Expires



Bill No. 5014
Ordinance No. 25-04

INTRODUCED BY
ALDERMEN UTT, FINLEY, STALLMANN, HAUG, FLEMING, WEAVER, SIEGEL, LEHMKUHL

AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO SG MF ROCKWOOD INVESTORS LLC FOR CARAVEL AUTISM HEALTH FOR FRONT YARD PARKING AND OPERATION OF A NURSERY, PRE-KINDERGARTEN AND DAY CARE/PLAY SCHOOL AT 265 STEAMBOAT LANE.

WHEREAS, a petition has been received from SG MF Rockwood Investors LLC for Caravel Autism Health, requesting the use of certain property for front yard parking and operation of a nursery, pre-kindergarten and daycare/play school at 265 Steamboat Lane; 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 January 6, 2025, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval to the Board of Aldermen; and

WHEREAS, the Board of Aldermen has determined that an establishment for the purposes disclosed above, under certain conditions, would not substantially increase traffic hazards or congestion; would not adversely affect the character of the neighborhood; would not adversely affect the general welfare of the community; would not overtax public utilities; would not adversely affect public safety and health; is consistent with good planning practice; can be operated in a manner that is not detrimental to the permitted developments and uses in the District; and can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; and

WHEREAS, all applicable matters in Section 2 of Article XIV of Appendix A, "The Zoning Ordinance," have been adequately provided for:

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. A special use exception, subject to the conditions hereinafter specifically set forth, is hereby granted to SG MF Rockwood Investors LLC for Caravel Autism Health, to use the premises in the City of Ballwin, Missouri, known as 265 Steamboat Lane for front yard parking and operation of a nursery, pre-kindergarten and day care/play school, as is made and provided for in Article XIV of Appendix A.

Section 2. The special use exception hereby issued, and referred to in Section 1, is issued to the named permittee only and shall not be assigned or transferred, without the permission of the Board of Aldermen of the City of Ballwin.



Bill No. 5014
Ordinance No. 25104

Section 3. The special use exception hereby issued and referred to in Section 1, shall be valid only if the conditions set forth in the Addendum, attached hereto as Exhibit 1 and made a part hereof, are observed by permittee.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this 10 day of March, 2025.

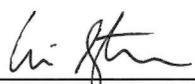


TIM POGUE, MAYOR

APPROVED this 10 day of March, 2025.



TIM POGUE, MAYOR

ATTEST: 

ERIC STERMAN, CITY ADMINISTRATOR

by said ordinances, laws and provisions, as appropriate to such special use exception. In addition, the following provisions, as appropriate, shall apply:

1. There is no outdoor storage, display or sale of any merchandise, equipment, vehicle, supplies or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin.

2. There is no servicing, repair, cleaning, maintenance or other work on any merchandise, equipment, vehicle, materials, supplies, or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin, except within a fully enclosed building which shall not include carports, portecocheres, accessory structures or temporary coverings and/or enclosures such as tents, tarpaulins, flies, or other similar structures.

3. Any violation of the laws, statutes, ordinances, codes, policies and regulations of the City of Ballwin, St. Louis County, the State of Missouri, or the United States of America by the permittee, its agents, servants or employees shall be cause for the revocation of the Special Use Exception hereby granted.

4. That a detailed amended final development plan, meeting the requirements of the Board of Aldermen and The Zoning Commission as outlined in the final staff report and public meeting minutes, shall be submitted to the Building Commissioner within thirty (30) days of passage and approval of this ordinance by the Board of Aldermen. Said amended final development plan shall be approved by the Board of Aldermen before occupancy and operation of the intended use.

5. That the site, premises and/or land use described by the permittee in the application and subsequently approved by this ordinance is developed and operated in accordance with the final approved development plan and the provisions of this ordinance, and any failure to do so shall be cause for the revocation of the Special Use Exception hereby granted.

6. All new utility and other service laterals and connections on the site and/or premises, and all connections to site improvements and fixtures installed outside of a fully enclosed building shall be installed underground.

7. All sign illumination and other lighting is selected and arranged so as not to cast light upon, and/or be a nuisance, to any right-of-way or any other property.

8. The permittee and their approved assignees or successors, if any, shall preserve, maintain and care for all plantings, and landscaped and planted areas on the site and/or premises, in accordance with the landscape and site plans of this ordinance. Such maintenance, preservation and care shall include all planted and landscaped rightsofway adjacent to the site and/or premises addressed and approved by the Special Use Exception hereby granted.

9. Trash and debris shall not be allowed to accumulate and the site/premises shall at all times be kept clean and free of all refuse, debris, leakage and recyclable material accumulation.

10. All trash dumpsters and recyclable material storage areas shall be screened with a 100% opaque screen which shall totally obscure any visibility of the dumpster and recyclables container. Such screening shall be permanent in nature and architecturally compatible with the associated development. Said enclosure and screening may not be located within any front yard and shall not interfere with driver visibility or any loading, parking or vehicular circulation.



Bill No. 5014

Ordinance No. 25-04

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11. Unless otherwise provided by this Special Use Exception or other ordinances of the City of Ballwin, no vehicles, equipment or property may be parked or stored on the premises for which this permit is issued except non-commercial vehicles as defined by the Ballwin Ordinances and one fully operational and licensed delivery/service vehicle per business or tenant or use operated on the premises.

12. No changes or departures from the approved final development plan may be made without the approval of the Board of Aldermen in accordance with the provisions of Article XIV, Section 3, of the Ballwin Zoning Ordinance.

13. This Special Use Exception shall terminate three months following the non-renewal of the business license for the business associated with the location for which the Exception is granted.

14. Applicant shall include and reserve on the amended final development plan a parking lot suitable for parking 21 vehicles and cross-access between Lot 1 and Lot 2. Said parking lot shall be constructed and completed before issuance of an occupancy permit.