



**Petition Number:** SUB-24-01

**Petitioner:** CAE Investments Inc.  
1776 Montano Road Northwest, Suite 25  
Albuquerque, New Mexico 87107

**Requested action:** Lot Split

**Project name:** Dutch Bros Coffee

**Location:** 15200 Manchester Road

**Existing Zoning:** C-1 Commercial District

**Surrounding Zoning & Use:** North (across Manchester Rd)  
C-1 Commercial District - Title Max & Enterprise  
MRD Manchester Road Revitalization Overlay District - Dean  
Team Subaru & Volkswagen

East (across Old Ballwin Rd) MRD - Elco Cadillac

South - R-1 Single Family Dwelling District

West - C-1 McDonalds Restaurant



Figure 1 - Aerial view of the site and surrounding properties  
Source: St Louis County GIS



Figure 2 - Street view of the site. The lot is proposed to be split from north to south



**Project description:**

This Petition is for a Lot Split, to divide a 1.24 acre lot into a 22,816 square foot and 31,192 square foot lot at 15200 Manchester Road. The property is located on the southwest corner of Manchester Road and Old Ballwin Road. The property is currently zoned MRD Manchester Road Revitalization District with C-1 Commercial District as the underlying zoning district. The properties to the north (across Manchester Road) are zoned C-1 and MRD. The property to the east (across Old Ballwin Road) is currently zoned MRD. The properties to the south are currently zoned R-1 Single Family Dwelling District and the property to the west is currently zoned C-1.

**Staff analysis:**

This property consists of 1.24 acres and is currently vacant. The Petitioner intends to split the property, reserving 22,816 square feet for the development outlined in Petition SUE-24-04. The remaining 31,192 would remain vacant for future development.

Section 25-38b of Chapter 25 requires the following for a lot split to be considered:

1. That no additional improvements are required that would necessitate the posting of an escrow or bond, including concrete sidewalks, water mains, and landscaping within a street right-of-way dedication. Establishment of a right-of-way only shall not be construed as an improvement in this section.

No additional improvements that would require an escrow are necessary for the proposed development.

2. That no provisions for common land or recreational facilities are included in the proposal. No common ground is required for the proposed development.

3. That the use of the lot split procedure does not adversely affect the subject parcel or any adjoining properties.

Staff's preference is to keep the site intact until there's a proposed development for Proposed Lot 2. However, the current plan is to remove the existing parking lot and preserve the property as green space until development plans are established.



4. That the proposed lot split is not in conflict with any provisions of the zoning ordinance. All current zoning requirements would be met by the lot split.

5. No variances are required.  
No variances are required for the lot split.

**Staff recommendation:**

According to the details presented by the Petitioner, the proposed lots align with all current requirements outlined in Section 25-38 Lot Split Procedures. This Petition also adheres to the Future Land Use Map; the Comprehensive Plan for the City of Ballwin designates this property as Commercial. With that in mind, staff recommends approval of this Petition with the following conditions:

1. A new address must be issued by St. Louis County and documented on the plat.
2. Approval from MetroWest Fire District, Missouri American Water Company, and the Metropolitan Sewer District is required. These approvals should be recorded on the plat for reference.
3. Cross access easements to adjacent properties must be recorded as shown on the plat.

**Submitted by: Lynn Sprick, City Planner**

**Date: May 6, 2024**