



Petition Number: Z-26-03

Public Hearing Date: August 3, 2026

Petitioner: City of Ballwin
1 Government Center
Ballwin, Missouri 63011

Requested Action: Rezoning from St Louis County's NU Non-Urban and R-4 Residence District to the City of Ballwin's R-3 Single Family Dwelling District for Oak Brook Elementary School at 510 Big Bend Road.

Location: Oak Brook Elementary School, on the south side of Big Bend Road, approximately 0.18 mile east of Ries Road.

Existing Zoning: St Louis County NU Non-Urban and R-4 Residence District

Surrounding Zoning: North - St Louis County's R-3 Residence District
South - St Louis County's R-2 Residence District
East - St Louis County's R-3 Residence District
West - St Louis County's R-2 Residence District and
City of Ballwin's R-4 Planned Multiple Dwelling District



Figure 1 - Aerial view of the area. Source: St Louis County

Project description:

This Petition is for a rezoning of Oak Brook Elementary School, which is located at 510 Big Bend Road, on the south side of Big Bend Road, approximately 0.18 mile east of Ries Road. The property was annexed into the City in December 2025 and effective April 1 of this year. It was included in the annexation of Arbor Trails Subdivision. When properties are annexed, the City applies a zoning designation that aligns with the previous County zoning.

Staff analysis:

Staff reviewed St. Louis County's R-4 Residence Zoning District and compared it to the City's residential zoning districts. The City does not have a district comparable to St. Louis County's NU Non-Urban District and it was not considered in the analysis. Based on the surrounding zoning, staff recommends the R-3 Single Family Dwelling District, where schools are a permitted use. No apparent non-conformities are anticipated as a result of the rezoning, with the exception of front-yard parking, which requires a Special Use Exception.



As part of the public notification process, a letter was sent to the School District. A public hearing notice was also posted on the property, at City Hall, and on the City's website.

Staff recommendation:

This Petition requests the rezoning of Oak Brook Elementary School. Staff has no concerns regarding approval of the Petition and recommends approval.



PUBLIC HEARING

Notice is hereby given that on Monday, August 3, 2026 at 7:00 pm, a Public Hearing will be held by the Planning & Zoning Commission in the City Government Center Board Room at 1 Government Center, Ballwin, Missouri 63011. The Commission will consider the following Petition:

- **Z-26-03 Zoning Change from St Louis County's NU Non-Urban District and R-4 Residence District to the City of Ballwin's R-3 Single Family Dwelling District for Oak Brook Elementary School, located at 510 Big Bend Road.**

Additional information on the Petition is available at the City Government Center or by calling 636-227-2243