



Petition Number: Z-26-01

Public Hearing Date: August 3, 2026

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

Requested Action: Rezoning from St Louis County's R-2 Residence District and FPR-2 Flood Plain Residence District to the City of Ballwin's R-2A Single Family Dwelling District for the properties in Arbor Crest Subdivision.

Location: Arbor Crest Subdivision, on the east side of Ries Road, approximately 0.35 mile south of Big Bend Road.

Existing Zoning: St Louis County R-2 Residence District and FPR-2 Flood Plain Residence District

Surrounding Zoning: North - Ballwin's R-4 Planned Multiple Dwelling District
South - St Louis County's R-2 Residence District
East - St Louis County's NU Non Urban District
West - St Louis County's R-3 Residence District



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

Project description:

This Petition is for a rezoning of the lots in Arbor Crest Subdivision, which is located on the east side of Ries Road, approximately 0.35 mile south of Big Bend Road. The property was annexed into the City in December 2025 and effective April 1 of this year. 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-2 Residence Zoning District and compared it to the City's residential zoning districts. The County's FPR-2 Flood Plain Residence District is no longer included in the County Zoning Ordinance and was not considered in the analysis. Ballwin's R-2A Residence Zoning District is nearly identical to the County's R-2 District.

Arbor Crest Subdivision is also subject to a Planned Environment Unit Development (PEU) overlay approved by St. Louis County, which establishes specific development standards for the subdivision (e.g. minimum lot size, lot width and setbacks).



To minimize the creation of non-conforming conditions, staff recommends retaining the development standards recorded on the Subdivision Plat.

As part of the public notification process, letters were mailed to each affected property owner. A public hearing notice was also posted at the entrance to the subdivision, at City Hall, and on the City's website.

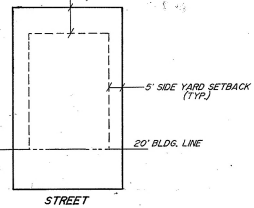
Staff recommendation:

This Petition requests the rezoning of the lots within Arbor Crest Subdivision. Staff has no concerns regarding approval of the Petition and recommends approval, subject to the inclusion of the development standards recorded on the Subdivision Plat.

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
(TYPE)



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

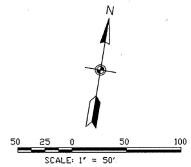
N/F
PARKWAY C-2 SCHOOL DISTRICT
8523/159

LOCATOR NO.: 25'R431619

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



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.
- THE 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.

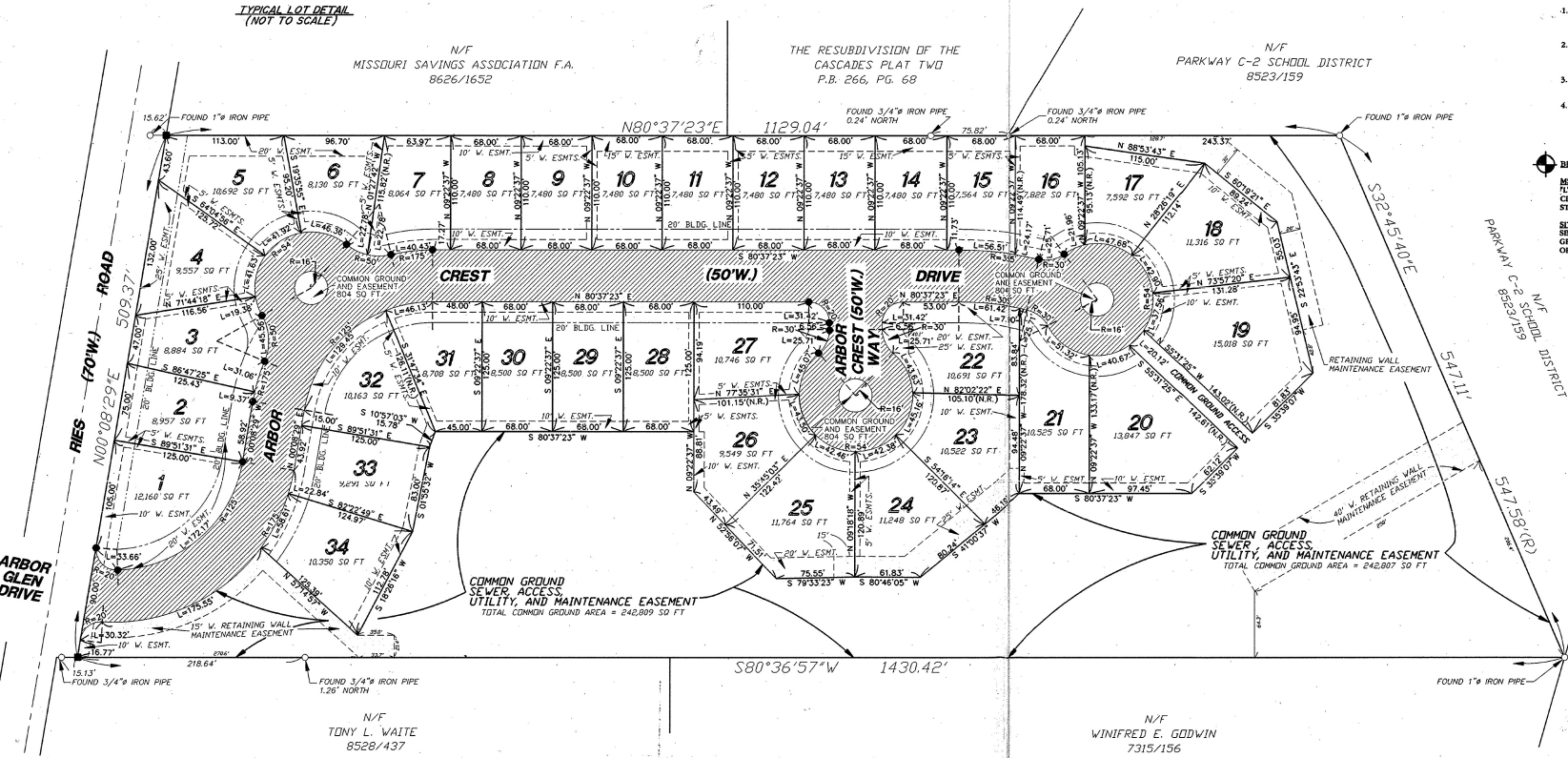
BENCHMARK INFORMATION

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 BENCHMARK 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, DITCHES AND BOUNDARIES 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 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 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, DITCH, 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, DITCH, 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 Vice President of the Corporate 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 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

LIEN HOLDERS CERTIFICATE

THE UNDERSIGNED LEGAL OWNER AND HOLDER OF NOTES SECURED BY 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 BANK 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 official seal on the day and year above written.

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

CLIENT: TAYLOR-MORLEY, INC.
PROJECT: ARBOR CREST
DATE: 6/17/93
BY: Raymond C. Armstrong
RAYMOND C. ARMSTRONG, PRES



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-26-01 Zoning Change from St Louis County's R-2 Residence District to the City of Ballwin's R-2A Single Family Dwelling District for properties located in Arbor Crest Subdivision.**

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