



**Petition Number:** Z-26-03

**Public Hearing Date:** August 3, 2026

**Petitioner:** Melissa Golightly  
139 Janey Lane  
Pacific, Missouri 63069

**Owner:** Marilyn Evensen Revocable Living Trust  
17697 Holly Brook Way  
Boca Raton, Florida 33487

**Requested Action:** Lot Split

**Location:** 532 Kingridge Drive, on the southwest corner of Kingridge Drive and Henry Avenue, in Oak Tree Farm Plat 4.

**Existing Zoning:** R-2A, Single Family Dwelling District

**Surrounding Zoning:** All surrounding properties are also zoned R-2A



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



Figure 2 - Street view of the property from Kingridge Drive



Figure 3 - Street view of the property from Henry Avenue

### **Project description:**

This Petition is for a lot split, to divide a 38,764 square foot (0.88 acre) lot into two lots, each containing 19,382 square feet at 532 Kingridge Drive. The property is located on the southwest corner of Kingridge Drive and Henry Avenue and is currently zoned R-2A Single Family Dwelling District.

### **Staff analysis:**

Development standards for the R-2A District are as follows:

- Minimum lot size: 20,000 square feet. If a lot has access to a public sanitary sewer for common disposal of waste and refuse, and buildings thereon are connected to said public sewer, and such lot has an area of not less than 15,000 square feet, such lot may be used for a single-family dwelling.  
As stated above, both lots would contain 19,382 square feet and both lots would have access to public sewer.
- Minimum lot width: 100 feet. If a lot has access to a public sanitary sewer for the common disposal of waste and refuse, and building thereon are connected to said public sewer, such lot shall have a width of not less than 70 feet at the street line; provided that if a lot be located on a curve or arc of a street or roadway, no building shall be erected thereon unless such lot shall have width of not less than 70 feet at the building line and not less than 45 feet at the street line.



Proposed Lot 191A faces Kingridge Drive and has a lot width of 130 feet.

Proposed Lot 191B faces Henry Avenue and has a lot width of 89.62 feet, which meets the 70 foot lot width requirement for a lot having access to public sewer.

- Required setbacks: the existing structure would meet all required setbacks, including the rear setback from the proposed lot split line.

Per Chapter 25, Art II, Sec 25-38b: Whenever there is a tract or previously subdivided parcel under single ownership which is to be re-subdivided into two lots, and which exists as a legal lot of record, such a division shall be designated as a "lot split" if the following criteria are met:

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 are proposed for this project.
2. That no provisions for common land or recreational facilities are included in the proposal.
  - No common ground is proposed or required for this project
3. That the use of the lot split procedure does not adversely affect the subject parcel or any adjoining properties.
  - All current zoning requirements would be met by both proposed lots and the proposed lot split should not adversely affect the subject or any adjoining properties.
4. That the proposed lot split is not in conflict with any provisions of the zoning ordinance.
  - The proposed lot split is not in conflict with any provisions of the zoning ordinance.
5. No variances are required.
  - The proposed lot split does not require any variances.



**Staff recommendation:**

According to information provided by the petitioner, the proposed lots align with all current requirements outlined in Section 25-38 Lot Split Procedures and Appendix A, which contains the City's zoning regulations. This petition also adheres to the Future Land Use Map in the Comprehensive Plan, which designates this property as "Residential: Traditional". With that in mind, staff recommends approval of this petition with the condition that the proposed lot be served by public sewer and water.

# PROJECT OVERVIEW

**Project Type:** P&Z Lot Split | **Project Title:** P&Z Lot Split

**ID #** 26-002865 | **Started** 06/24/2026 at 1:07 PM

**Status:** In Review



## Address

532 Kingridge Dr, Ballwin, MO USA 63011

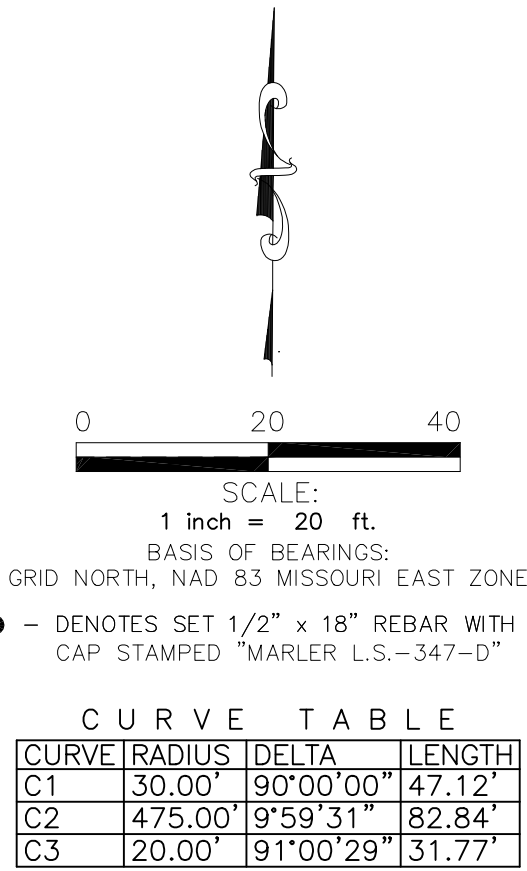
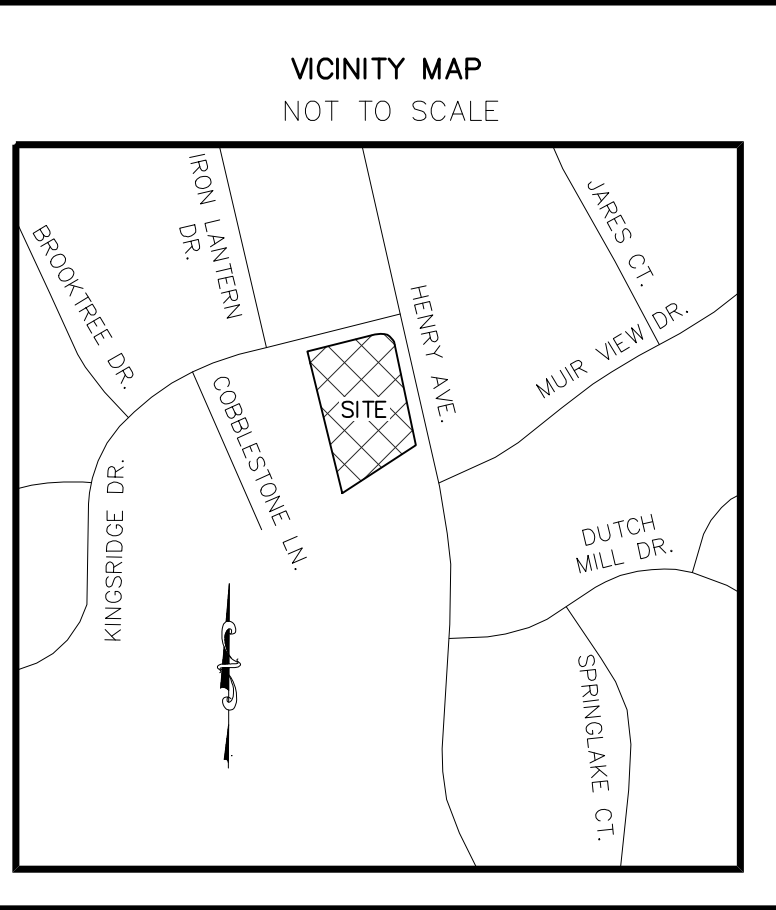
## Legal

Oak Tree Farm Plat 4 Lot 191

## Description

We are proposing a lot split at 532 Kingridge Drive in half, giving each section of land roughly .44 acres. We had Marler Surveying Company come out to give an official survey. I have obtained approvals from MSD, American Water Co and the Fire Protection district as advised by city of Ballwin contact Lynn Sprick.

| CONTACTS                                 | CONTACT INFO                      | ADDRESS                                       | CREDENTIALS | ROLE           |
|------------------------------------------|-----------------------------------|-----------------------------------------------|-------------|----------------|
| Marilyn Revocable Living - Trust Evensen |                                   | 17697 Holly Brook Way<br>Boca Raton, FL 33487 | -           | Property Owner |
| Melissa Golightly                        | lyssa0653@gmail.com<br>3144487138 | 139 Janey Lane<br>Pacific, MO 63069           | -           | APPLICANT      |



GENERAL NOTES

- THE PROPERTY IS DESIGNATED BY ST. LOUIS COUNTY LOCATOR NUMBER #21R330679.
- THIS PLAT CONTAINS A TOTAL OF 38,764 SQ. FT. OR 0.88 ± ACRES.
- THIS PLAT DOES NOT VACATE EXISTING EASEMENTS.

CITY SCRIPT

THIS LOT SPLIT PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE DESIGN, IMPROVEMENT, AND ZONING REQUIREMENTS OF THE CITY OF BALLWIN, MISSOURI. IT WAS OFFICIALLY APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

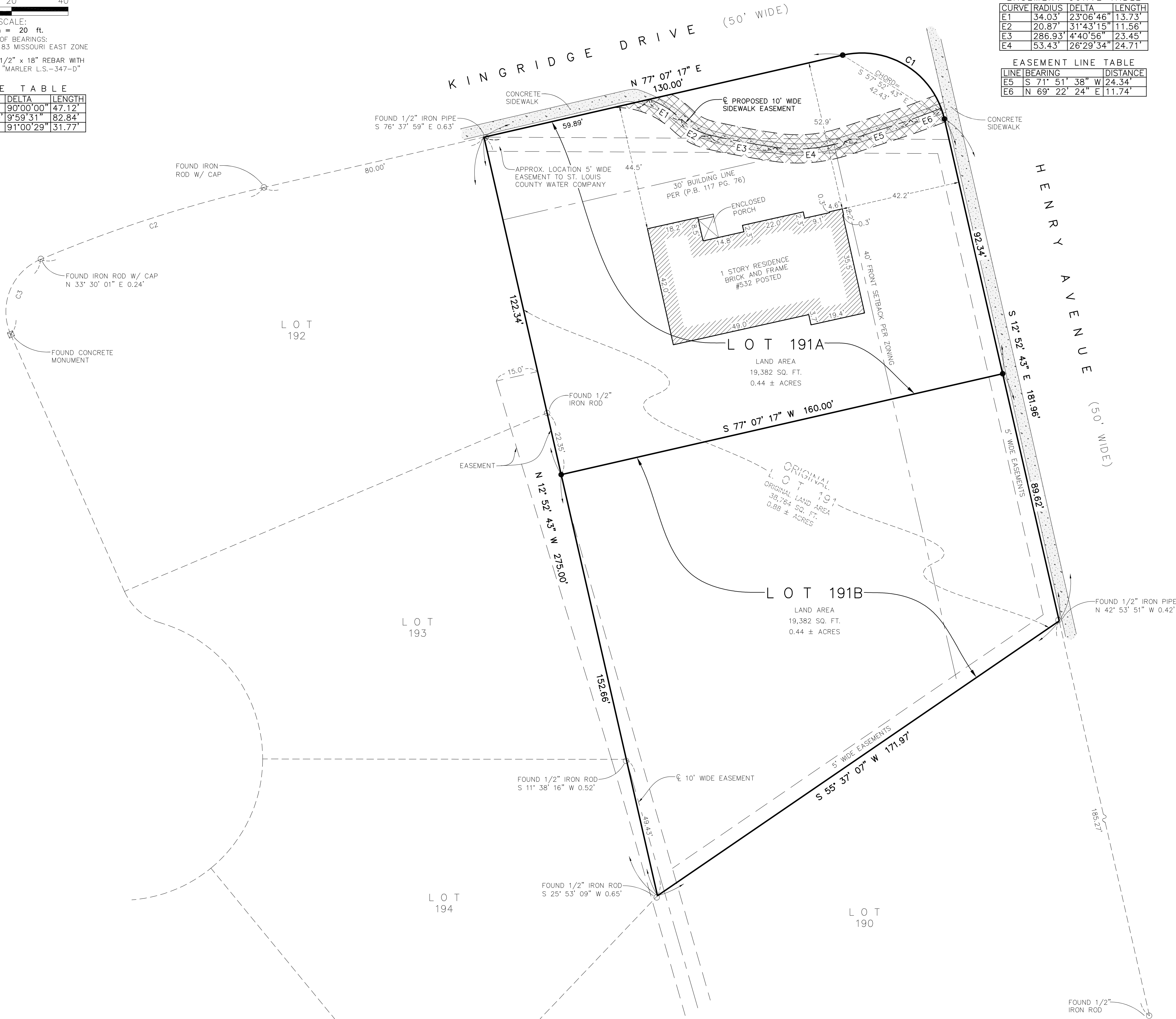
\_\_\_\_\_  
CITY PLANNER  
CITY OF BALLWIN, MISSOURI

\_\_\_\_\_  
DATE

ORIGINAL LAND DESCRIPTION (DATE DOCUMENT 11142022-392)

LOT 191 OF OAK TREE FARM PLAT 4, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 117 PAGE 76 OF THE ST. LOUIS COUNTY RECORDS

LOT SPLIT PLAT  
OAK TREE FARM PLAT 4 ADJUSTMENT OF LOT 191  
A LOT SPLIT PLAT OF LOT 191 OF OAK TREE FARM PLAT 4  
A SUBDIVISION IN SECTION 25 AND U.S. SURVEY 119, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH P.M.  
CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI



| EASEMENT CURVE TABLE |         |           |        |
|----------------------|---------|-----------|--------|
| CURVE                | RADIUS  | DELTA     | LENGTH |
| E1                   | 34.03'  | 23°06'46" | 13.73' |
| E2                   | 20.87'  | 31°43'15" | 11.56' |
| E3                   | 286.93' | 4°40'56"  | 23.45' |
| E4                   | 53.43'  | 26°29'34" | 24.71' |

| EASEMENT LINE TABLE |                 |        |          |
|---------------------|-----------------|--------|----------|
| LINE                | BEARING         | W      | DISTANCE |
| E5                  | S 71° 51' 38" W | 24.34' |          |
| E6                  | N 69° 22' 24" E | 11.74' |          |

OWNER'S SCRIPT

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR STATEMENT HAVE CAUSED THE LOTS TO BE DIVIDED IN THE MANOR SHOWN HEREON, WHICH SHALL HEREAFTER BE KNOWN AS "OAK TREE FARM PLAT 4 ADJUSTMENT OF LOT 191".

ALL EXISTING EASEMENTS ARE SHOWN ON THIS PLAT.

PROPOSED 10' WIDE SIDEWALK EASEMENT, SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BALLWIN, MISSOURI FOR SIDEWALK PURPOSES.

EVENSEN MARILYN REVOCABLE LIVING TRUST

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DATE

STATE OF \_\_\_\_\_ }  
COUNTY \_\_\_\_\_ } S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ OF EVENSEN MARILYN REVOCABLE LIVING TRUST, TO ME KNOWN TO BE THE PERSON/PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT \_\_\_\_\_ EXECUTED THE SAME AS \_\_\_\_\_ FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

LIEN HOLDER SCRIPT (IF APPLICABLE)

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED OF TRUST RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE ST. LOUIS COUNTY, MISSOURI RECORDER OF DEEDS OFFICE HEREBY JOINS IN AND APPROVES IN EVERY DETAIL THIS SUBDIVISION PLAT OF "OAK TREE FARM PLAT 4 ADJUSTMENT OF LOT 191"

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
TITLE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ A CORPORATION OF THE STATE OF MISSOURI, 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 \_\_\_\_\_ ACKNOWLEDGED SAID 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 THE DAY AND YEAR FIRST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

PLEASE PRINT NAME

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF **EVENSEN MARILYN REVOCABLE LIVING TRUST**, WE HAVE DURING THE MONTH OF APRIL 2026, PERFORMED A BOUNDARY RESURVEY AND LOCATION OF IMPROVEMENTS AND EASEMENTS ON LOT 191 OF OAK TREE FARM PLAT 4, A SUBDIVISION RECORDED IN PLAT BOOK 117 PAGE 76, OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN CLAYTON, MISSOURI, AND CAUSED THE SAME TO BE DIVIDED IN THE MANNER SHOWN HEREON AND SHALL BE KNOWN AS "OAK TREE FARM PLAT 4 ADJUSTMENT OF LOT 191" AND THE RESULTS ARE REPRESENTED ON THIS DRAWING:  
THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF COMMERCE AND INSURANCE, DIVISION 2030 BOARD FOR ARCHITECTS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS CHAPTER 16 AND DEPARTMENT OF AGRICULTURE DIVISION 90 WEIGHTS, MEASURES AND CONSUMER PROTECTION CHAPTER 60 (20 CSR 2030-16.030/2 CSR 90-60.030), (20 CSR 2030-16.040/2 CSR 90-60.040), (20 CSR 2030-16.060/2 CSR 90-60.060), AND (20 CSR 2030-16.110/2 CSR 90-60.070), EFFECTIVE 12/30/94, AND LAST REVISED 07/31/25. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

MARLER SURVEYING COMPANY INC.  
MISSOURI CORP. NO. L.S. -347-D

STATE OF MISSOURI }  
SAINT LOUIS CITY } S.S.

By: **MARTY L. MARLER**  
MISSOURI P.L.S. 2501

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME, DANIEL L. EGGERS, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARTY L. MARLER, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

THIS PLAT CONTAINS A TOTAL OF  
38,764 SQ. FT. OR 0.88 ± ACRES.

| DATE: 05/20/2026   | REVISION DATES |
|--------------------|----------------|
| SCALE: 1" = 20'    |                |
| DRAWN BY: D.L.E.   |                |
| DEPUTY: M.C.       |                |
| CHECKED BY: M.L.M. |                |
| DWG. No.: 2603-037 |                |

PROJECT NAME: OAK TREE FARM PLAT 4 ADJUSTMENT OF LOT 191  
ADDRESS: 532 KINGRIDGE DRIVE, BALLWIN, MISSOURI 63011

SHEET 1 OF 1

**MARLER**  
SURVEYING COMPANY, INC.

11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX  
402 EAST SPRINGFIELD ROAD, SULLIVAN, MO (573) 468-4664 PH. (573) 860-8606 FAX  
email: marler@marlersurveying.net



## 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:

- **SUB-26-02 Lot Split at 532 Kingridge Drive**

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