



Petition Number: Z-26-02

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-3 Residence District to the City of Ballwin's R-3 Single Family Dwelling District for the properties located in Arbor Crest Subdivision.

Location: Arbor Trails Subdivision, on the south side of Big Bend Road, approximately 0.40 mile east of Ries Road.

Existing Zoning: St Louis County R-3 Residence District

Surrounding Zoning:
North - St Louis County's R-4 Residence District
South - St Louis County's R-2 Residence District
East - St Louis County's R-3 Residence District and
R-4 Residence District
West - St Louis County's R-4 Residence District and
NU Non-Urban 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 Trails Subdivision, which is located on the south side of Big Bend Road, approximately 0.40 mile east of Ries 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-3 Residence Zoning District and compared it to the City's residential zoning districts. Ballwin's R-3 Residence Zoning District is nearly identical to the County's R-3 District.

Arbor Trails 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 Trails 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.

AT 12:54 JUL 20 2001 P.M.
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO



ARBOR TRAILS

A TRACT OF LAND BEING ALL OF PARCEL B OF "BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN SECTION 11, TOWNSHIP 44 NORTH, RANGE 4 EAST" AS RECORDED IN PLAT BOOK 296, PAGE 89 AND 90 AND A PORTION OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 4 EAST IN ST. LOUIS COUNTY MISSOURI
A PLANNED ENVIRONMENT UNIT ZONED "R-3", ORDINANCE No. 19967

394

N/F
PARKWAY C-2 SCHOOL DISTRICT
D.B. 8523, PGS. 159-161

We, the undersigned, owners of a tract of land herein platted and further described in the foregoing surveyors' certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "ARBOR TRAILS".

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to St. Louis County, Missouri, St. Louis County Water Company, Laclede Gas Company, Ameren UE, Southwestern Bell Telephone Company, Metropolitan St. Louis Sewer District, the relevant cable television company, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewers and 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.

The entrance monument easement as shown hereon is hereby dedicated to the Arbor Trails Homeowner's Association, its successors and assigns, for the purpose of installing and maintaining of landscaping, and becoming the sole ownership and maintenance, responsibility of the Arbor Trails Homeowner's Association, and its successors and assigns.

The Landscape Buffers are hereby dedicated to the Arbor Trails Homeowner's Association, and its successors and assigns, for the purpose of installation and maintenance of landscaping, and becoming the sole responsibility of the Arbor Trails Homeowner's Association, and its successors and assigns.

All common ground easements, such as cul-de-sac islands, and divided street islands, or median strips, are hereby dedicated to the Arbor Trails Homeowner's Association, its successors and assigns, and becomes the Arbor Trails Homeowner's Association's sole ownership and maintenance responsibility. 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 cul-de-sac island, divided street island, or median strip, without authorization and approval by the St. Louis County Department of Highways and Traffic through the issuance of a Special Use Permit.

The Temporary Slope Construction Licenses (T.S.C.L.) shown hereon are for the purpose of making cuts, fills, sloping embankment, constructing drives, providing work room, and implementing any and all other related construction items until such time as construction may be completed and accepted by St. Louis County, Missouri. Upon granting acceptance by St. Louis County, Missouri, or its assigns, this easement shall terminate.

The Retention Easements as shown on this plat is hereby given, granted, extended and conveyed to the Arbor Trails Homeowner's Association for exclusive right to build and maintain a sewer or sewers, including stormwater improvements, on the strip or strips of ground which have been identified on this plat, and to use such additional space adjacent to the easement so granted as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned sewer or sewers, including stormwater improvements, and may assign its rights in this easement to the State, County, City or other political subdivision of the State.

Building lines as shown on this plat are hereby established. This subdivision is subject to conditions and restrictions recorded in an Instrument of Trust and Restrictions filed on the 11th day of July, 2001 as Daily No. 16162 in the St. Louis County Records.

The common ground shown on this plat has been conveyed forever to the Arbor Trails Homeowner's Association, its successors and assigns, by General Warranty Deed recorded the 20th day of July, 2001 as daily no. 16162 in the St. Louis County Records.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of June, 2001.

McBRIDE & SON HOMES, INC.

By: *James R. Piper*
James R. Piper
Vice President

STATE OF MISSOURI }
COUNTY OF ST. LOUIS }

On this 28th day of June, 2001, before me personally appeared James R. Piper to me personally known, who, being by me duly sworn, did say that he is the Vice President of McBride & Son Homes Inc., a Corporation of the State of Missouri and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and the said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors, and said James R. Piper 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 aforesaid, and the day and year first above written.

Donna L. Kline
Notary Public

My Commission Expires: _____

DONNA L. KLINE
Notary Public - Notary Seal
STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXPIRES DEC. 31, 2003

M.S.D. 17-51 (S16.09) - "U" on northeast corner of concrete headwall of culvert on north side of Oak Street; 23' north of centerline of Oak Street and 0.2 mile east of centerline of Ries Road.

STATEMENT OF STATE PLANE COORDINATE

This site was tied to St. Louis Geographic Reference System stations SL-66 and SL-67 using two RTK GPS units. To the best of our knowledge, the calculated state plane site coordinates meet the accuracy standards of the "Missouri Minimum Standards for Property Boundary Surveys" (10 CSR 30-2 and 4 CSR 30-16, effective date December 30, 1994) as on "URBAN PROPERTY" relative to stations SL-66 and SL-67. We utilized the following published data for station SL-66 & SL-67:

SL-66
North = 303468.352 East = 246029.789
Grid Azimuth from SL-66 to SL-66A = 261°09'48"

SL-67
North = 301832.889 East = 245581.510
Grid Azimuth from SL-67 to SL-67A = 101°56'34"

Adjusted Site Grid Factor = 0.99991127 (1 meter = 3.28083333 feet)

STATE OF MISSOURI }
COUNTY OF ST. LOUIS }

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and appended instrument of writing was filed for record in my office on this 28th day of July, 2001, as duly acknowledged by the parties thereto, and is hereby recorded in Plat Book 296, Page 89 and 90.

James M. Hammond
Recorder of Deeds
St. Louis County, Missouri

Partial Release of Deed of Trust

WHEREAS, UNION PLANTERS BANK, N.A., by a deed of trust, dated April 24, 1997, and recorded in the Recorder's Office, in and for the County of St. Louis and State of Missouri, in Book 11142, Page 1150 conveyed to the trustee therein named, certain real estate, to secure the payment of certain note or notes in said deed described and set forth; and whereas, said deed of trust and note or notes has or have been partly paid and satisfied.

NOW, THEREFORE, the undersigned, present holder and legal owner of said deed of trust and note or notes, does hereby REMISE, RELEASE AND QUITCLAIM unto the present owners, PART of the real estate in said deed of trust described, situated in the County of St. Louis and State of Missouri, to wit: All common ground or common land shown on this plat and all streets, public or private, or roadway easements on this plat.

TO HAVE AND TO HOLD same, with all appurtenances thereto belonging free, clear and discharged from the encumbrance of said deed of trust.

IN WITNESS WHEREOF, the undersigned has executed these presents this 12th day of July, 2001.

Union Planters Bank
Union Planters Bank
Senior Vice President

STATE OF MISSOURI }
COUNTY OF ST. LOUIS }

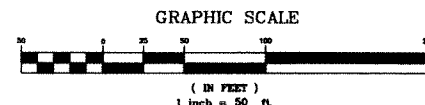
On this 12th day of July, 2001, before me personally appeared *J. Marie Koch*, to me personally known, who, being by me duly sworn, did say that she is the Senior Vice President of UNION PLANTERS BANK, N.A., a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and the said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors, and said *J. Marie Koch* 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 aforesaid, and the day and year first above written.

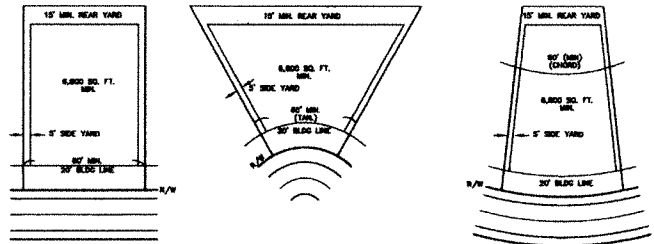
John Shannon-Rosen
Notary Public
John Shannon-Rosen
CHERYLE A. O'NEAL
Notary Public - Notary Seal
STATE OF MISSOURI
ST. LOUIS COUNTY
My Commission Expires: August 28, 2002

This is to certify that the subdivision of "Arbor Trails" was approved by the St. Louis County Council on this 20th day of July, 2001.

St. Louis County Planning Department
Glenn A. Powers
Glenn A. Powers - Director of Planning



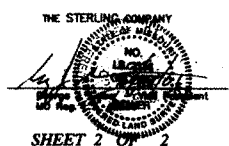
- NOTES
1. This Tract contains 28.704 Acres more or less.
 2. Sources of record description: Deed Book 11890 Pages 2535 - 2537, Deed Book 6314 Page 2399, Deed Book 296 Pages 89 - 90, and Deed Book 292 Page 11.
 3. Basis of bearings Missouri East Zone Grid North, NAD-83 as established per G.P.S. observations.
 4. Easements are shown or noted hereon per Stewart Title Guaranty Company with Commitment Numbers 00100108, with an effective date of March 7, 2000, No. 99100706, with an effective date of September 13, 1999, No. 99100907, with an effective date of December 27, 1999 and No. 99100771, with an effective date of December 18, 1999.
 5. Easements released as follows: Deed Book 1412 Page 627 released per Deed Book 12765 Pages 217 & 218; Deed Book 1450 Page 491 released per Deed Book 12765 Pages 219 & 220; and Deed Book 2102 Page 206 released per Deed Book 12649 Pages 2235 & 2236.
 6. Permanent monuments will be set in one year from date of recording or when Final Grading is complete. Semi-permanent monuments will be set in one year from date of recording or when pavement is installed.



TYPICAL LOTS
N/S

ORDER NUMBER: 06-03-057
THE STERLING COMPANY
5055 New Baumgartner Road
St. Louis MO 63129 (314)487-0440

This is to certify that we have during the months of February 2000 and January 2001, by order of McBride and Son Homes, Inc., made a survey and subdivision on "A TRACT OF LAND BEING ALL OF PARCEL B OF 'BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN SECTION 11, TOWNSHIP 44 NORTH, RANGE 4 EAST' AS RECORDED IN PLAT BOOK 296, PAGES 89 AND 90 AND A PORTION OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 4 EAST IN ST. LOUIS COUNTY, MISSOURI", and that results of said survey and subdivision are represented on this plat. This survey meets the "Missouri Minimum Standards for Property Boundary Surveys" (10 CSR 30-2 and 4 CSR 30-16, effective date December 30, 1994) as on "URBAN PROPERTY".



SHEET 2 OF 2

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440, FAX 487-8944
E-Mail: Sterling@stern-ll.net

DRAWN BY:	P.G.H.	MSD P# -	23729-01
CHECKED BY:	G.F.W.	DATE:	6/28/01
JOB NO.:	98-03-057	RECORD PLAT	

- LEGEND:
- = Semi-permanent monument
 - ▲ = Permanent monument



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-26-02 Zoning Change from St Louis County's R-3 Residence District to the City of Ballwin's R-3 Single Family Dwelling District for the properties located in Arbor Trails Subdivision.**

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