



CITY OF BALLWIN
14811 Manchester Road, Ballwin, MO 63011

BILL NO. 3793

ORDINANCE NO. _____

INTRODUCED BY
ALDERMEN TERBROCK, FINLEY, HARDER, DOGAN, FLEMING, LEAHY, KERLAGON, BOLAND

**AN ORDINANCE AMENDING THE MANCHESTER ROAD REDEVELOPMENT
OVERLAY DISTRICT, APPROVED PER ORDINANCE 11-16, FOR CERTAIN LAND
AT 14940 MANCHESTER ROAD IN THE CITY OF BALLWIN.**

WHEREAS, a petition was received from STL Ventures LLC to amend the Manchester Road Redevelopment Overlay District approved per ordinance 11-16 for certain land at 14940 Manchester Road in the City of Ballwin; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its consideration and recommendation; and

WHEREAS, a public hearing before the Planning and Zoning Commission was held on June 3, 2013, upon the petition due notice of which was published and posted according to law and ordinance; and

WHEREAS, the Planning and Zoning Commission has submitted its report to the Board of Aldermen and has recommended that the amendment to the Manchester Road Redevelopment Overlay District approved per Ordinance 11-16 for said property be adopted in accordance with certain recommendations and the petition received; and

WHEREAS, upon review and due consideration of the Planning and Zoning Commission's report, minutes and recommendation, review of the City's Comprehensive Plan, written and oral comments from the public, and submissions of the Petitioner, the Board of Aldermen finds and determines that said amendment to ordinance 11-16 would not adversely affect the character of the immediate vicinity and is not inconsistent with good planning practices, would result in improved traffic and pedestrian improvements positively affecting the public safety, would not otherwise negatively affect the community's health and safety, can be developed in a manner that is not detrimental, either operationally or visually, with existing land uses in the vicinity and would be beneficial to the City's general welfare by providing significant, housing, employment and tax revenues necessary to support essential municipal services.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. An amendment to the Manchester Road Redevelopment Overlay District approved by ordinance 11-16 of the Ballwin Code of Ordinances is hereby adopted for the property at 14940 Manchester Road in the City of Ballwin as shown on the Site Development Plan attached hereto and made a part hereof, to allow construction of a patio/outdoor dining area adjacent to the multi-tenant building on a previously landscaped area, according to the site plan.

Section 2. The City Planner is authorized and directed to change "The District Map" of the City of Ballwin to reflect the changes made by this ordinance.

Section 3. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this _____ day of _____, 2013.

TIM POGUE, MAYOR

APPROVED this _____ day of _____, 2013.

TIM POGUE, MAYOR

ATTEST:

ROBERT KUNTZ, CITY ADMINISTRATOR

Government Center
14811 Manchester Road
Ballwin, MO 63011-4617



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January 9, 2013

Mayor Tim Pogue & Board of Aldermen
City of Ballwin
14811 Manchester Road
Ballwin, MO 63011

RE: Z 13-03 – Zoning Ordinance Change

Cap Carpet (Jet's Pizza) Site Plan Amendment, 14940 Manchester Rd, Ballwin MO 63011

Petitioner: Mr. Richard Bloomer, 535 S. Emerson, Wichita KS 67209

Z 13-04 – Zoning Ordinance Change

Z 13-05 – Zoning Ordinance Change

Hindo LLC, 14803 Manchester Rd, Ballwin MO 63011

Petitioner: Mr. John T. Henderson, 15531 Manchester Rd, Ballwin MO 63011

Dear Mayor Pogue and Aldermen:

At the regular meeting of the Planning and Zoning Commission held on June 3, 2013, the above-proposed petitions were reviewed. A draft of the minutes is attached.

- The Commission members present voted unanimously to recommend approval of Petition Z 13-03 to the Board of Aldermen.
- The Commission members present voted unanimously to recommend approval of Petition Z 13-04 to the Board of Aldermen, with the amendment of two items (see minutes).
- The Commission members present voted unanimously to table Petition Z 13-05, pending the outcome of the Board of Adjustment review.

Commission members present were Michael Wind, Frank Karr, Mike Utt, Chris Wright, Sue Theodore, John Schwent, Lynn Goetz, Mark Weaver, Alderman Boland, and Mayor Tim Pogue.

Sincerely,

Michael Wind, Chairman
Planning & Zoning Commission

cc: City Administrator
City Planner
City Attorney