



CITY OF BALLWIN
14811 Manchester Road, Ballwin, MO 63011

INTRODUCED BY

ALDERMEN TERBROCK, FINLEY, ROACH, STALLMANN, FLEMING, LEAHY, KERLAGON, BULLINGTON

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A PRELIMINARY SUBDIVISION PLAT FOR ARBORS AT REINKE SUBDIVISION AS PROVIDED IN CHAPTER 25 OF THE CODE OF ORDINANCES OF THE CITY OF BALLWIN, MISSOURI.

WHEREAS, a plan has been received from McBride Reinke LLC for the subdivision of property at 728 Reinke Road in the City of Ballwin.

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

Section 1. The Preliminary Subdivision Plat made a part hereof and attached hereto as Exhibit 1 for Arbors at Reinke, as submitted to the Board of Aldermen, is hereby approved.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Preliminary Subdivision Plat by affixing their signatures and the official seal of the City of Ballwin to a certification of approval upon a record plat that is consistent with the Preliminary Subdivision Plat of Arbors at Reinke Subdivision, as submitted.

Section 3. The Preliminary Subdivision Plat attached hereto as Exhibit 1 is hereby accepted for the development of Arbors at Reinke Subdivision, subject to the following conditions:

A. If a two-story house is constructed on Lot 6, there shall be no windows above the first floor level on the South facing side of the house.

B. Petitioner shall comply with the requirements of the staff report regarding the requirements of Chapter 25 of the Code of Ordinances of the City of Ballwin.

C. Petitioner shall not cut Village Creek Drive if it has been overlaid, but shall instead utilize directional boring for utilities.

D. The rain gardens shall be maintained by the Homeowner's Association in accordance with the conditions, covenants and restrictions of the subdivision.

E. Petitioner shall pay the recreation fee in lieu of the dedication of open space.

F. Petitioner shall endeavor to save the trees in the Northwest corner of the development.

G. Petitioner shall plant 10 street trees along Village Creek Drive and 3 along Reinke Road.

H. Petitioner shall vary the elevations of the houses and colors of the siding used on the houses to be constructed in order to create a variety of colors and textures.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this _____ day of _____, 2016.

TIM POGUE, MAYOR

APPROVED this _____ day of _____, 2016.

TIM POGUE, MAYOR

ATTEST:

ERIC HANSON, CITY ADMINISTRATOR