



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 REVIEW AND APPROVAL OF LOT SPLITS IN THE CITY OF BALLWIN.

WHEREAS, the Board of Aldermen recognizes that there are many large multi acre parcels in the City of Ballwin that have potential for development into small neighborhoods; and

WHEREAS, the Board of Aldermen has determined that it is advisable to provide for the review and approval of Lot Splits 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. Chapter 25, Article II of the Code of Ordinances of the City of Ballwin shall be amended by adding a new Subsection 25-38 thereto, as follows:

Sec. 25-38. - Lot split procedure.

1. No lot split shall be recorded in the office of the recorder of deeds unless and until approved by the Planning and Zoning Commission in compliance with this section.
2. Whenever there is a tract or previously subdivided parcel under single ownership which is to be re-subdivided into two (2) 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:
 - (a) 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.
 - (b) That no provisions for common land or recreational facilities are included in the proposal.
 - (c) That the use of the lot split procedure does not adversely affect the subject parcel or any adjoining properties.
 - (d) That the proposed lot split is not in conflict with any provisions of the zoning ordinance.
 - (e) No variances are required.

3. The procedure for approval of a lot split shall be as follows:

- (a) Two (2) drawings of a certified survey, prepared by a land surveyor registered in the State of Missouri on paper that is either eight and one-half (8½) inches by eleven (11) inches or eleven (11) inches by seventeen (17) inches in size showing the following shall be submitted:
 - (1) A legal description of both the original lot and each of the proposed lots. This must be surveyed and performed by a registered surveyor.
 - (2) North arrow and graphic scale.
 - (3) Location of proposed and existing streets and adjoining property.
 - (4) Location of all existing buildings.
 - (5) Within their boundaries approval of the St. Louis County Water Company and the Metropolitan St. Louis Sewer District shown on the tract drawings.
 - (6) Name, address, and telephone number of the owner of record and a copy of the deed of record.
- (b) The following items shall accompany the required survey:
 - (1) Filing fee of \$750.00.
 - (2) Certificate from the office of the St. Louis County collector of revenue showing that there are no delinquent taxes outstanding.
 - (3) Verification of fire hydrants and adequacy of water supply from applicable fire protection district.
 - (4) Verification of proper placement of survey monuments from the city engineer, or an escrow agreement or land subdivision bond to guarantee installation of survey monuments in accord with subsection 25-31(b)(6) of this ordinance.
- (c) The Planning and Zoning Commission shall conduct a public hearing and review the proposed lot split to insure compliance with all design and improvement requirements of this ordinance and the zoning ordinance. Lot splits found to be in compliance with the above requirements shall be approved by the Planning and Zoning Commission and shall be recorded with the recorder of deeds of St. Louis County. The lot split plat shall be tendered to the St. Louis County Recorder of Deeds after adoption by the Board of Aldermen of an ordinance approving same.

Section 2. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this _____ day of _____, 2017.

TIM POGUE, MAYOR

APPROVED this _____ day of _____, 2017.

TIM POGUE, MAYOR

ATTEST: _____
ERIC HANSON, CITY ADMINISTRATOR