



**CITY OF BALLWIN**

**14811 Manchester Road, Ballwin, MO 63011**

**BILL NO. 3771**

**ORDINANCE NO. \_\_\_\_\_**

INTRODUCED BY

ALDERMEN TERBROCK, FINLEY, HARDER, DOGAN, FLEMING, LEAHY, BOERNER, KERLAGON

**AN ORDINANCE APPROVING A ZONING CHANGE FROM C-1 COMMERCIAL AND R-1 SINGLE FAMILY TO R-4 PLANNED MULTIPLE DWELLING DISTRICT FOR 520 KEHRS MILL ROAD.**

WHEREAS, a petition was received from McBride Essen, LLC for a zoning change from C-1 Commercial and R-1 Single Family to R-4 Planned Multiple Dwelling District for 520 Kehrs Mill Road.

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 December 3, 2012, upon the petition, 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 a zoning change from C-1 Commercial and R-1 Single Family to R-4 Planned Multiple Dwelling District for 520 Kehrs Mill Road be granted in accordance with the petition received; and

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

Section 1. A zoning change is hereby approved form C-1 Commercial and R-1 Single Family to R-4 Planned Multiple Dwelling District for 520 Kehrs Mill Road, subject to the following conditions:

1. Open, ornamental fencing shall be provided along Kehrs Mill Road;
2. Eight foot side yards shall be provided for all side yards of all residential lots;
3. Present definitive landscaping plan for area between the fence required in number 1 above and Kehrs Mill Road;
4. Provide 5' wide ADA compliant sidewalk within a 10' wide publically dedicated easement to the right-of-way at the southwest corner of the development; and
5. Provide irrigation within all common ground areas.

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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*TIM POGUE, MAYOR*

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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*TIM POGUE, MAYOR*

ATTEST:

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*ROBERT KUNTZ, CITY ADMINISTRATOR*

