



**CITY OF BALLWIN**

14811 Manchester Road, Ballwin, MO 63011

**BILL NO.** \_\_\_\_\_ **3860** \_\_\_\_\_

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

INTRODUCED BY

ALDERMEN TERBROCK, FINLEY, FLEMING, LEAHY, BOLAND, KERLAGON

---

**AN ORDINANCE APPROVING A ZONING CHANGE FROM R-1 SINGLE FAMILY TO PSD PLANNED SINGLE FAMILY DWELLING DISTRICT FOR 214 AND 216 RIES ROAD.**

---

WHEREAS, a petition was received from Scott Paul of Vanderbilt Homes for a zoning change from R-1 Single Family to PSD Planned Single Family Dwelling District for 214 and 216 Ries 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 1, 2014, 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 R-1 Single Family to PSD Planned Single Family Dwelling District for 214 and 216 Ries 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 from R-1 Single Family to PSD Planned Single Family Dwelling District for 214 and 216 Ries Road.

Section 2. The PSD preliminary development plan for the Essen Estates Subdivision is attached hereto and made a part hereof is hereby approved.

Section 3. Garages on the houses to be constructed shall not exceed 50% of the front elevation.

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

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015. \_\_\_\_\_  
*TIM POGUE, MAYOR*

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015. \_\_\_\_\_  
*TIM POGUE, MAYOR*

**ATTEST:** \_\_\_\_\_  
*ROBERT KUNTZ, CITY ADMINISTRATOR*