

City of Ballwin

Memo

To: Eric Hanson, City Administrator

From: Thomas H. Aiken, AICP, Assistant City Administrator/City Planner



Date: 11/18/15

Re: Detachment of .6 acres to Ellisville

Ron Hopper and others own an approximately 4.39 acre tract of land commonly known at 104 Jacob Lane in Ballwin. This property is adjacent to Oakwood Farms Plat 4 in Ward 2. It is a long narrow parcel that shares its northern and western boundaries with the City of Ellisville. Mr. Hopper owns a second parcel adjacent to the west end of this tract that is located within Ellisville. He along with McBride and Sons Homebuilders has secured approval from Ellisville to subdivide this second property into 18 lots.

As a part of that approval, he has also secured Ellisville's tentative approval to add 2 additional lots (approximately .6 acres) to this subdivision that would be carved from the western end of the 104 Jacob Ln. property. (See the attached drawing) As this subdivision is presently designed, these two lots and a small portion of the right-of-way of the street serving this subdivision will be in Ballwin. Although this subdivision could legally be approved, recorded and developed while being split between two municipalities, such a configuration would be cumbersome and there would be long-term service administration issues. The two lots carved from the 104 Jacob Ln. property would not be accessible to the Ballwin Police without having to drive approximately ½ mile through the City of Ellisville. Similarly, the small portion of the roadway that is in Ellisville would theoretically have to be maintained and snow plowed by Ballwin crews exercising a similar excursion through Ellisville. Although some sort of agreement could probably be worked out with Ellisville to eliminate this service provision question, it seems that the simpler and permanent fix is for Ballwin to detach the .6 acre parcel and allow it to be annexed by Ellisville. The entire development would be under Ellisville's jurisdiction and the potential for service delivery issues would be permanently avoided.

Ellisville City Council has passed an ordinance approving this subdivision and has drafted an ordinance to annex the detached area but, Ellisville is not willing to pass an annexation ordinance until Ballwin passes the detachment ordinance. It is recommended that the Board authorize the drafting of an ordinance detaching this .6 acre tract of land from the City of Ballwin to coordinate with Ellisville's passage of an annexation ordinance.

Ronnie D. and Imogene O. Hopper (H/W)
And
David M. and Patricia A. Hopper (H/W)

140 Holloway Road
Ballwin, MO 63011

November 17, 2015

Mr. Thomas Aiken
Assistant City Administrator/City Planner
14811 Manchester Road
Ballwin, Missouri 63011

Re: Property at 104 Jacob Lane, Ballwin, MO.

Dear Mr. Aiken:

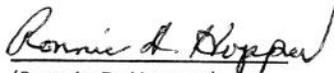
We the undersigned owners of a 5 acre tract of land known as 104 Jacob Lane in the City of Ballwin (Exhibit "A" attached) hereby request that a small portion of this tract of land, 26,296 square feet or 0.6037 acres according to calculations performed by the Sterling Company during November, 2015, be de annexed from the City of Ballwin by boundary adjustment to the City of Ellisville. See Exhibit "B" attached which is a draft of an ordinance from Ellisville to annex this small part of land if Ballwin will de annex it.

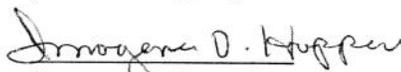
This request is being made due to the steep terrain which makes future access to this western part of the 5 acres tract extremely difficult when the eastern part is developed. This 0.6037 acres parcel represents 2 lots in the 20 lot subdivision previously approved by Ellisville, assuming Ballwin will de annex it.

We will appreciate your prompt consideration in this request.

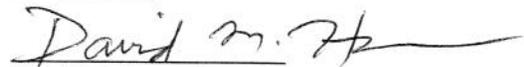
Sincerely,

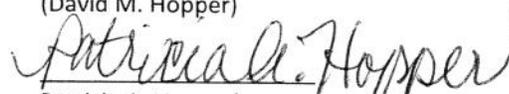
CO - OWNERS


(Ronnie D. Hopper)


(Imogene O. Hopper)

CO - OWNERS


(David M. Hopper)

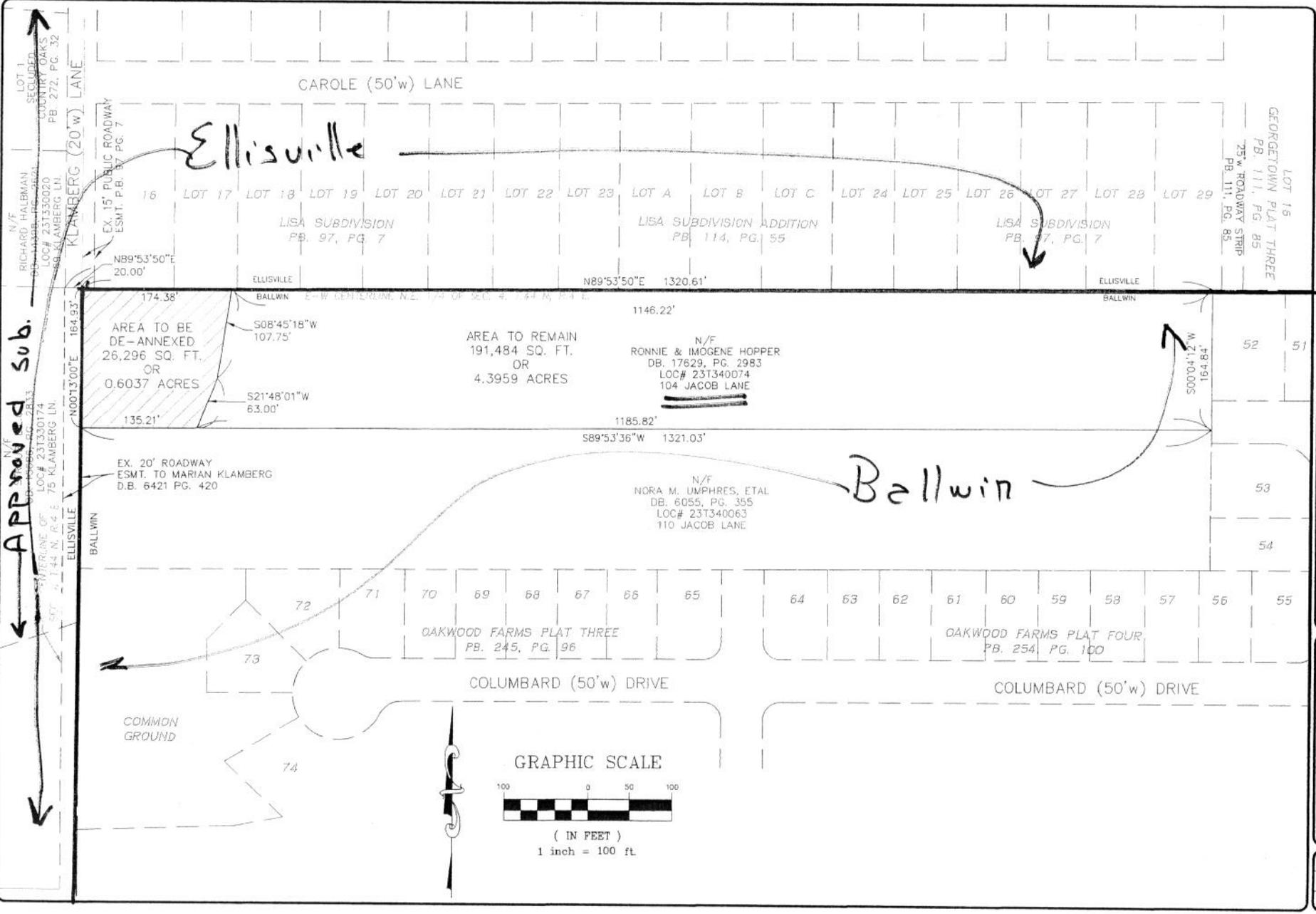

Patricia A. Hopper)

P.S. Contact person in this request is:

Ronnie D. Hopper
Phone: 314-575-2728 cell
636-391-8200 office
E-mail: rhopperj@aol.com

EXHIBIT 'A' (cont'd)

Drawing name: V:\1503074 75 Klamburg Ln\Drawings\Surveying\Body\3074 DeAnnexation Exhibit.dwg Plotted on: Nov 06, 2015 - 9:50am Plotted by: moyer



APPROVED sub.

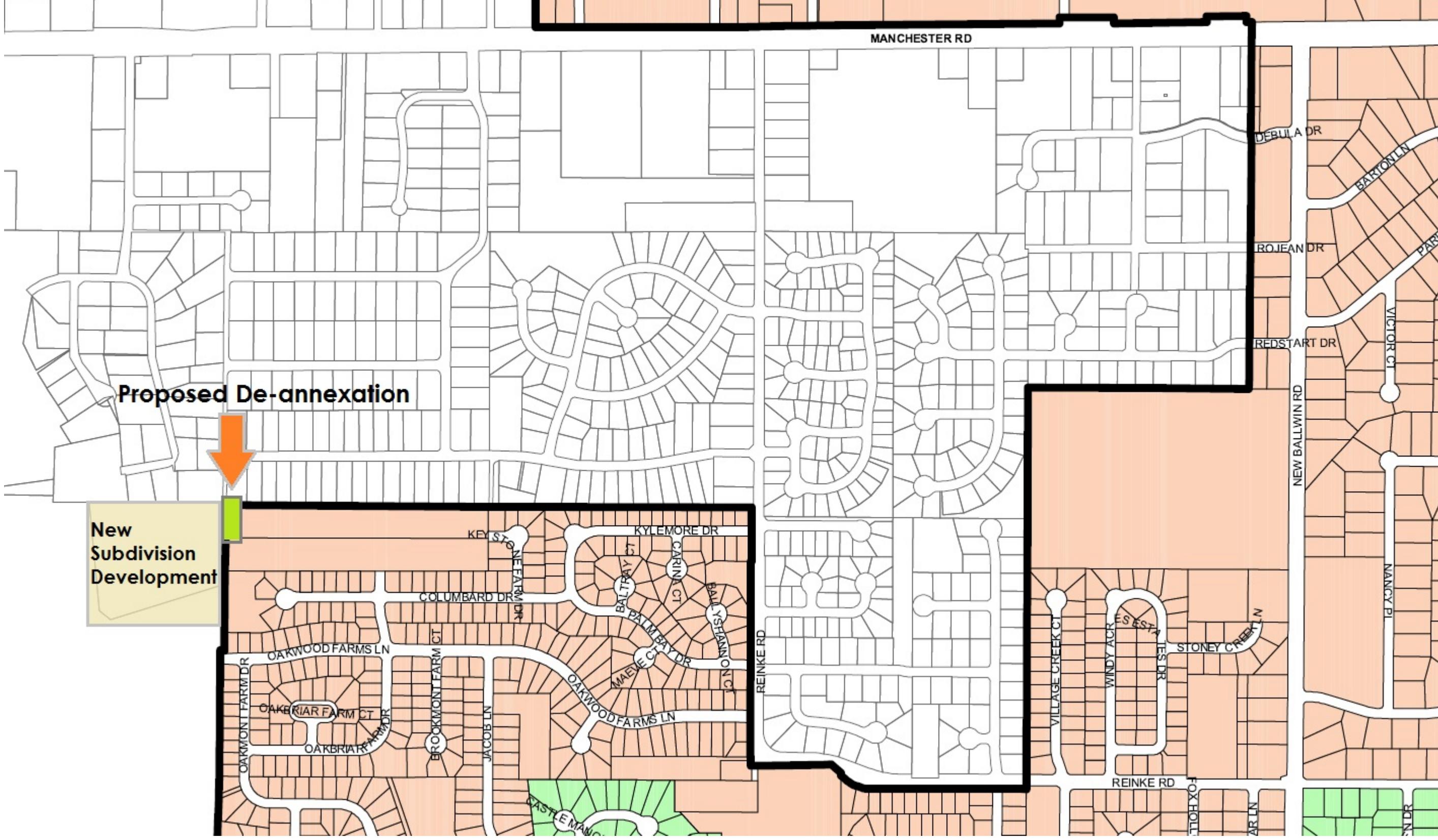
LOT 15
GEORGETOWN PLAT THREE
PB. 111, PG. 85
75'w ROADWAY STRIP
PB. 111, PG. 85

PREPARED FOR:
MCBRIDE AND SON HOMES, INC.
16091 Swingley Ridge Road
Suite 300
Chesterfield, MO 63017

PREPARED BY:
THE **STERLING** CO.
ENGINEERS & SURVEYORS
565 New Birmingham Road
Ph. 314-487-0460 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN: P.S.B.
DESIGN: J.A.H.
PROJECT: ARBORS AT BLUEBIRD PARK
SHEET TITLE: DE-ANNEXATION EXHIBIT

NOV 03 074
1 OF 1 SHEET



Proposed De-annexation

New Subdivision Development