

SPONSORED BY: _____
INTRODUCED BY: _____

BILL NO. 3830
ORDINANCE NO. _____

AN ORDINANCE APPROVING AN AMENDED SUBDIVISION PLAT FOR THE PARCELS KNOWN AND NUMBERED AS 510 AND 510A OLD STATE ROAD, WITHIN THE CITY OF ELLISVILLE, MISSOURI.

WHEREAS, 510 Old State, LLC (the “Applicant”), has petitioned for the approval of a subdivision plat for the locations known and numbered as 510 (St. Louis County Locator ID 24U620503) and 510A (St. Louis County Locator ID 24U620512) Old State Road (the “Properties”), located within the “R-2” Planned Residential Zoning District of the City of Ellisville, Missouri, to subdivide the Properties into a total of twenty-two (22) parcels; and

WHEREAS, said petition was reviewed by City staff for completeness and for compliance with all applicable requirements, standards, codes and ordinances, in accordance with Article III of Chapter 405 of the Code of the City of Ellisville, Missouri, and copies of the subdivision plat and supporting documents were submitted to the Planning and Zoning Commission for its review and approval; and

WHEREAS, the petition was considered at an open meeting by the Planning and Zoning Commission on December 11, 2024, pursuant to Title IV, Land Use, of the Code of the City of Ellisville, Missouri, and the Planning and Zoning Commission forwarded a negative recommendation of said petition to the City Council; and

WHEREAS, at the request of the Applicant, on December 18, 2024, pursuant to Section 405.110 of the Code of the City of Ellisville, Missouri, the City Council referred the petition back to the Planning and Zoning Commission for further study before consideration of the petition; and

WHEREAS, an amended plat was submitted by the Applicant on December 30, 2024, and was considered at an open meeting by the Planning and Zoning Commission on January 8, 2025, and the Planning and Zoning Commission forwarded a positive recommendation of said petition to the City Council; and

WHEREAS, the petition was considered at an open meeting by the City Council on January 15, 2024, pursuant to Title IV, Land Use, of the Code of the City of Ellisville, Missouri, regarding said petition; and

WHEREAS, at its meeting on January 15, 2024, the City Council voted to propose certain amendments to the proposed development and to restrict the maximum number of dwelling units/lots to nineteen (19), in accordance with Section 400.220(G)(3); and

WHEREAS, the applicant thereafter submitted an amended subdivision plat to reflect the amendments adopted by the Council; and

WHEREAS, the Council finds that the amended subdivision plat: (1) would be consistent with the Comprehensive Plan; (2) would be compatible in terms of lot size and density; (3) would provide adequate dimensions to construct improvements of similar size and nature to the surrounding area; (4) would comply with area and frontage requirements as specified in Chapter 400 of the Code of the City of Ellisville, Missouri; (5) would create lots with substantially rectangular dimensions; (6) would promote a creative approach to the use of land and related physical facilities, resulting in better site layout and development; (7) would preserve and enhance desirable site characteristics, such as natural topography, vegetation and geologic features and the prevention of soil erosion; (8) would enhance water quality; (9) would eliminate incompatible land configurations; (10) would be consistent with good planning practices; and (11) would comply with all applicable codes, ordinances, and standards; and

WHEREAS, the Council finds that the amended subdivision plat will substantially meet all land development standards of Chapter 405 of the Code of the City of Ellisville, Missouri; and

WHEREAS, a copy of the proposed ordinance was available for public inspection prior to consideration by the Council; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: The Council hereby approves the amended subdivision plat for the parcels known and numbered as 510 and 510A Old State Road, as submitted by 510 Old State, LLC. A true and correct copy of the Subdivision Plat is attached hereto as Exhibit A and incorporated herein by reference. This approval is granted subject to the following conditions, in addition to all other applicable regulations and requirements:

1. That the Applicant secures approval from the Metropolitan St. Louis Sewer District including sewer easements, water quality features, and associated maintenance agreements, pursuant to Section 405.150 of the Code of the City of Ellisville, Missouri; and
2. That the Applicant shall submit residential subdivision indentures/by-laws to the City for review and approval by the City Attorney, pursuant to Section 405.140 of the Code of the City of Ellisville, Missouri; and
3. Notwithstanding any provision of Ordinance 3596 to the contrary, lots numbered 10 through 19 shall not be required to include a 10' common ground strip along the northern property lines, nor have reduced lot depths or reduced setbacks beyond those provided in the amended subdivision plat approved herein. Furthermore, the approval of this subdivision plat is not contingent upon the relocation of a driveway onto 502 Old State Road, or the installation of a tree buffer on 502 Old State Road.

SECTION 2: The applicant shall submit proof that the approved plat has been filed and recorded with the St. Louis County Recorder of Deeds within one year of the effective date of this Ordinance. After that time, the applicant shall be required to resubmit the original or a revised plat for consideration and approval, or request that the City Council grant an extension, as set forth in Section 405.200 of the Code of the City of Ellisville, Missouri.

SECTION 3: Notwithstanding any other provision of this Ordinance to the contrary, the approval of this amended subdivision plat is contingent upon the City Council’s approval and passage of Ordinance 3596, rezoning the Properties to “R-2” Planned Residential District. To the extent that there is any conflict between the provision of Ordinance 3596 or the site development plan approved thereby, and the amended subdivision plat adopted by this Ordinance, the terms of this Ordinance, and the amended subdivision plat approved herein, shall prevail.

SECTION 4: This Ordinance shall be in full force and effect after its passage and approval of the Council.

This Bill No. _____ having been read by title or in full two times prior to passage, and having been duly considered and voted upon was finally passed and approved this _____ day of _____, 2025.

First Reading votes:
DATE: _____

Second Reading votes:
DATE: _____

	AYE	NAY	ABSTAIN	AYE	NAY	ABSTAIN
COMPTON	_____	_____	_____	_____	_____	_____
NIEBLING	_____	_____	_____	_____	_____	_____
SANBORN	_____	_____	_____	_____	_____	_____
CAHILL	_____	_____	_____	_____	_____	_____
BOGGS	_____	_____	_____	_____	_____	_____
HILDEBRAND	_____	_____	_____	_____	_____	_____
ROEMERMAN	_____	_____	_____	_____	_____	_____

ATTEST:

CITY CLERK

CITY OF ELLISVILLE

MAYOR MIKE ROEMERMAN

Approved as to form:

City Attorney

EXHIBIT A

[*insert Amended Subdivision Plat*]

PROPOSED