

SPONSORED BY: _____
INTRODUCED BY: _____

BILL NO. 3860
ORDINANCE NO. _____

**AN ORDINANCE APPROVING A SUBDIVISION PLAT FOR THE
PARCEL KNOWN AND NUMBERED AS 114 OLD STATE ROAD,
WITHIN THE CITY OF ELLISVILLE, MISSOURI.**

WHEREAS, STL Ellisville, LLC has petitioned for the approval of a subdivision plat for the location known and numbered as 114 Old State Road, Ellisville, Missouri 63021 (the “Property”), located within the “M-1” Light Industrial Zoning District of the City of Ellisville, Missouri, to subdivide the Property into a total of two (2) 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 January 14, 2026, pursuant to Title IV, Land Use, of the Code of the City of Ellisville, Missouri, 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 21, 2026, pursuant to Title IV, Land Use, of the Code of the City of Ellisville, Missouri, regarding said petition; and

WHEREAS, the Council considered the following criteria with respect to the proposed subdivision plat: (1) consistency with the Comprehensive Plan; (2) compatibility of lot size and density; (3) creation of a lot which provides adequate dimensions to construct improvements of similar size and nature to the surrounding area; (4) creation of a lot which is in compliance with the area and frontage requirements as specified in Chapter 400 of the Code of the City of Ellisville, Missouri; (5) creation of a lot with substantially rectangular dimensions; (6) promotion of a creative approach to the use of land and related physical facilities, resulting in better site layout and development; (7) preservation and enhancement of desirable site characteristics, such as natural topography, vegetation and geologic features and the prevention of soil erosion; (8) enhancement of water quality; (9) elimination of incompatible land configurations; (10) consistency with good planning practices; and (11) compliance with all applicable codes, ordinances, and standards; and

WHEREAS, the Council finds that the 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 subdivision plat for the parcel known and numbered as 114 Old State Road, as submitted by STL Ellisville, 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 submit documentation demonstrating that Lot B, as depicted on the Plat, will remain in compliance with all applicable requirements, including, but not limited to, landscaping standards contained in Section 400.485 of the Code of the City of Ellisville, Missouri.

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: 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 _____, 2026.

First Reading votes:

Second Reading votes:

DATE: _____

DATE: _____

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

AYE	NAY	ABSTAIN
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

CITY OF ELLISVILLE

CITY CLERK

MAYOR MIKE ROEMERMAN

Approved as to form:

City Attorney

EXHIBIT A

[*insert Subdivision Plat*]

PROPOSED