

**OFFICIAL SUBMITTAL
FROM THE CITY OF BALLWIN**

**FOR THE ANNEXATION OF AN AREA
WITHIN THE KIEFER CREEK VALLEY**

**SUBMITTED TO
THE BOUNDARY COMMISSION,
ST. LOUIS COUNTY**

July, 2004

Section 1 - Executive Summary:

Ballwin has been an incorporated municipality since December of 1950. Originally organized as a village, Ballwin's residents voted to change the status to a city of the fourth class in 1958. Ballwin remains a fourth class city today. The population at the time of incorporation was approximately 850 people. Although Ballwin's population grew as the result of development within its boundaries, Ballwin's expansion to a city of nearly 32,000 people today is substantially due to the annexation of new residents and the growth of the population within annexed areas. Since incorporation, Ballwin has grown by annexation on 25 occasions. These annexations have more than quadrupled Ballwin's physical size and allowed for a thirty-five fold increase in population. The strategy of slow steady growth through annexation has been so successful that Ballwin continues to embrace it today.

As the name suggests, the Kiefer Creek Annexation Area is adjacent to Keifer Creek. The creek and the adjoining roadway of the same name have formed a portion of Ballwin's southwestern boundary since the 1999 annexation of the area to the northeast of the proposed annexation. This approximately 330 acre tract (.51 sq. miles) of land is bounded by the city limits of Ballwin on the north east along Kiefer Creek Rd., the boundary imposed by Ballwin's 2000 map plan on the west and the southern, southwestern and eastern boundaries of the involved subdivisions and parcels on the southwest, south and east. Kiefer Creek Rd. runs along the entire northeast side of the proposed annexation.

The area proposed for annexation is mostly developed with small lot single family residential land uses. There are a few scattered larger parcels which are undeveloped or developed at an intensity that is substantially lower than that of the surrounding properties. The adjoining land to the west and south is predominantly developed in the large lot single family uses that are characteristic of residential development in the unsewered portion of west St. Louis County. There is also some agricultural use. The adjoining lands to the southeast and east form the back line of the Castlewood Community and are undeveloped or developed in smaller lot single family uses. The adjoining lands to the northeast are in Ballwin and are developed in single family residential land use that is essentially identical to that of the proposed annexation area. There are 3 undeveloped larger parcels that are suitable for larger lot single family development.

From the perspective of topography and geomorphology, this area is very similar to the adjoining parts of Ballwin. The area is characterized by moderately rolling hills and valleys with flats along in major creeks. Surface drainage features have, for the most part, been preserved in common ground areas. Keifer Creek has remained essentially unchanged since Kiefer Creek Rd. was built in its present configuration in the 1960's. The predominant direction of surface and piped storm water flow from the annexation

area is to the northeast to Kiefer Creek, which flows southeastwardly through Castlewood State Park and joins the Meramec River.

The annexation area is substantially developed at this time, but a handful of developable parcels remain. The overall intensity of development is virtually identical to that of the adjoining areas of Ballwin. The character of the development is also very similar to that of Ballwin. Housing values vary somewhat from subdivision to subdivision in this area, but are generally homogenous with those of the adjoining developments in Ballwin. This area has Ballwin addresses. It is served by the Woerther and Holy Infant Elementary Schools in Ballwin, the Ballwin recreational facilities and, in fact, most of this population travels on Ballwin streets to get to and from their residences. This area shares a strong community of interest with Ballwin.

Ballwin proposes to provide its full compliment of municipal services to this area. This includes police protection; Public Works functions, Parks and Recreation Facilities and Services and Administrative Services including Planning and Zoning, Permits and Code enforcement. Additionally Ballwin's Aldermen live in close proximity to this area thus providing knowledgeable representation. If this annexation is successful, each pair of ward alderman will represent approximately 4011 people. This is substantially smaller constituency than is currently represented by St. Louis County Councilmen which each represent approximately 145,000 constituents.

Authority to Act:

The Board of Aldermen of the City of Ballwin hereby authorizes City Administrator, Robert Kuntz and Director of Planning, Thomas Aiken as its agents to act on its behalf with respect to this submittal.

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Section 2 – Plan of Intent:

i. Geographic:

(1) General Description:

The Kiefer Creek Annexation Area lies adjacent to Ward 4 to the southwest of the present city limits. The area is generally bounded by the mutually agreed lines of the Ballwin and Wildwood Annexation Map Plans to the west and southwest. To the south the area is bounded by the lines of the subdivisions included in the annexation; these lines also approximate the major physical boundary of a ridgeline that runs through this area. To the east, the annexation area is bounded by a series of rear property lines that also approximate a section of Kiefer Creek. The south right-of-way line of Kiefer Creek Rd. forms a short segment of the annexation area near its intersection with New Ballwin Rd.

The boundaries of this area were chosen because they define an area of distinct geography and character that is well defined by natural and political features. The Annexation Map Plan lines were utilized as a part of an understanding with the city of Wildwood that it intended to annex the parcels served from along each side of St. Paul Rd. This was certainly logical in so far as much of St. Paul Rd. was already in Wildwood. The ridgeline that approximately coincides with the southern lines of the Kiefer Trails and Arbor View Estates subdivisions contributed to their selection as logical and appropriate boundaries. The segment of Kiefer Creek was chosen due to its status as a natural boundary and because it closed the loop back to Kiefer Creek Rd. in a way that included all parcels in the area that are served exclusively from Kiefer Creek Rd. The current City limits was chosen so as not to create any unincorporated pockets or uneven service provision. Ballwin has no current or future plans to expand its boundaries any further west due to the physical limitations associated with efficiently providing services in this area.

(2) Annexation Area Map: (see tab #5)

(3) Surrounding Area Map: (see tab #5)

(4) Population, Land Area and Dwelling Information:

	Population (2000)	Land Area (acres)	Dwelling Units (2000)
Area	806	328	262
City	31,283	5887	12,062

(5) Area Comparison:

	Ballwin	Annexed Area	Total
Land Area (acres)	5887	345	6232
Public streets	139	5.5	144.5
Private streets	1.21	-0-	1.21

(6) Community of Interest:

The concept of "Community of Interest" is frequently cited as important to determining the appropriateness or logic of an annexation. This concept is based on perceptions that vary from person to person. What is important for one may be of only nominal importance to another. If, however, one were to prepare a listing of the factors that should be included in the definition of this concept, most people would include some of the following: the city of one's address, elementary school attendance area, religious facility attendance area, neighbors with similar cultural perspectives, similarity of housing types and opportunities, geographical location of house or subdivision relative to a nearby municipality, driving and commuting distances and patterns, and recreational and entertainment opportunities.

The Kiefer Creek Annexation Area is closely tied to Ballwin and shares an extensive community of interest. Most notably, the area is served by the Ballwin post Office. Mail sent to addresses in this area has a Ballwin mailing address. This has frequently been the source of confusion and consternation. People frequently believe that a house is in Ballwin because of its address only to find out after they buy it that it is in fact not in Ballwin and they cannot take advantage of Ballwin services or must pay a non-resident rates for Ballwin's recreational services.

Another significant tie to Ballwin is the utilization of Ballwin's ever growing compliment of recreational facilities and programs. Ballwin tracks the utilization of the Pointe At Ballwin Commons and the North Point Family Aquatic Center. Approximately 50% of the utilization of these facilities is by non-residents. These facilities function as primary neighborhood recreational opportunities in adjacent areas such as this.

This entire annexation area is within the service area of Rockwood School District's Woerther Elementary School and the Holy Infant Catholic Elementary School. Both of these facilities are physically within the Ballwin city limits and have significant portions of their student populations that reside in Ballwin. This is a very close tie. Furthermore, these schools are served by the Ballwin Police Department's various school outreach programs such as DARE and Trend. Perhaps the most important measure of community of interest for young families is the elementary school attendance area. Few things bring people together more closely than the common interests of their children.

The nature of the arterial and collector roadway system in this part of St. Louis County is such that it directs much of the traffic from the Kiefer Creek Annexation area through Ballwin. New Ballwin Rd. is a heavily traveled major north-south arterial that provides the direct and easy access to the east-west corridors of Manchester and Big Bend Rds. Although Kiefer Creek Rd. also provides access to Manchester Rd. it is a narrow, winding and dangerous route. Furthermore, New Ballwin Rd. has the advantage of providing access to Big Bend Rd. This is an alternative east-west corridor that is more easily traveled than is Manchester Rd. which is sometimes congested. New Ballwin Rd. attracts a significant portion of the vehicle trips generated in the Kiefer Creek Annexation Area and it draws them right through the heart of Ballwin.

The nature of new single family residential subdivisions in west St. Louis County encourages residents to quickly unite to form strong neighborhood groupings. This is the result of cultural, social and geographic factors. Since most new subdivisions in this part of the county were built by a relatively small number of builders all of which utilize essentially the same development and marketing formula, there is a great deal of similarity of design and value among adjoining subdivisions of a similar age. These similarities tend to attract buyers of a similar income, cultural basis, position in life and perspective. In the case of this annexation area, these factors have combined to create a sense of community that closely parallels the situation in the adjoining Ballwin subdivisions. Although the various subdivisions that comprise the Kiefer Creek Annexation Area vary slightly, because of the similarity of the development and marketing parameters that were utilized, they are virtually homogenous among themselves and with many similarly situated surrounding subdivisions in Ballwin.

Since subdivisions tend to function as singular entities or in like-minded clusters, the proposed annexation will not significantly change their fundamental nature. This has historically been true of subdivisions in annexed areas and within the original city.

(7) List of Subdivisions:

This is a listing of all platted subdivisions within the proposed annexation area.

- Arbor View Estates
- Estates at Forrest Ridge
- Forest Ridge Trails Plats 1 – 5
- Kiefer Trails Plats 1 – 2
- Pines at Kiefer Creek Plata 1 – 2
- Pine Ridge Trails Plats 1 –2
- Pleasant Valley

(8) Boundary Adjacency:

The Kiefer Creek Annexation Area has a perimeter of approximately 22,639 linear feet or 4.29 miles. The coterminous boundary shared with Ballwin is

approximately 7,745 linear feet or 1.46 miles. The conterminous boundary shared with Ballwin is 34.2% ($7,745 / 22,639 = .342$).

(9) Compactness:

- (a) Roadway Connections: The area proposed for annexation is geographically isolated. There are only three roadway connections to the 6 large subdivisions comprising the bulk of this area. Due to the topography, all three of these roadway accesses are off of Kiefer Creek Rd. There is no other means of access to this area nor does there appear to be any likelihood of additional future access points from alternate roadways. The annexation area will be connected to Ballwin via Kiefer Creek Rd. This annexation will take in all of Kiefer Creek Rd from its intersection with New Ballwin Rd. to the east to its intersection with Richland Meadows Dr. to the west.
- (b) Accessibility for Service Delivery: All services to this area are presently provided from Kiefer Creek Rd. This situation will not change in the future. Ballwin services will be provided in the same manner.
- (c) Service Provision Barriers: There are no natural or man-made barriers that will prohibit, limit or impede the efficient provision of service to this area.

Upon annexation all municipal services will be provided directly from the City of Ballwin without the necessity of having to pass through another municipality or unincorporated St. Louis County.

(10) Stranded Parcels:

The boundaries of the annexation area were designed so as to create no new islands or pockets of unincorporated area that can only be accessed through another municipality or county. The Kiefer Creek Annexation Area is a small part of a very large unincorporated area that lies between Wildwood and Ballwin and the Meramec River and extends around the south end of the present Ballwin city limits and eastwardly to Manchester, Valley Park and Twin Oaks. Since it is surrounded by municipal boundary lines, this unincorporated area is already accessible only through some municipality.

This proposal takes in a small piece of the western part of this area. To the west it extends to the mutual Ballwin / Wildwood map plan limits and is predicated on the understanding that the City of Wildwood will take in the area to the west and northwest of this annexation proposal in accordance with its 2002 Map Plan. The Castlewood Community to the south was intentionally excluded from this proposal, but remains in Ballwin's comprehensive long range annexation plan. Certain Castlewood residents expressed opposition to being included in Ballwin's 1999 annexation proposal in the area and recently expressed an interest in incorporating or formally becoming an "establishing unincorporated area". The Castlewood Community represents a cohesive community of interest that may be at odds with Ballwin's present approach to code

enforcement. In light of established county service delivery parameters in the area, the Castlewood Community seems to believe that it is better served in its current situation and practice.

(11) Annexation Agreements:

In July of 1989 Ballwin attempted to come to an agreement with the City of Ellisville regarding the annexation of lands between the two cities. As one can see from the written response received at the time (see tab #6), Ellisville was unwilling to enter into any kind of dialogue regarding this issue. There have been no subsequent discussions between Ballwin and Ellisville regarding this topic.

Ballwin has not entered into a formal agreement with the City of Wildwood regarding the annexation of the area between our respective municipal limits. Ballwin and Wildwood did, however, coordinate our efforts when the Annexation Map Plans were submitted to the boundary commission in 2000. The two plans agreed on the same line with each city proposing to annex to that line and eliminating any unincorporated pockets in the area.

At the time of the presentation of the map plans, the unincorporated area between Ellisville, Wildwood and Ballwin was irregular and poorly served. The boundaries of Ellisville and Wildwood did not conform well to the standards that are supported by the efforts of the Boundary Commission. When we met with representatives of Wildwood, the line chosen represented a logical plan to bring this small irregular unincorporated area into our respective cities in accordance with the ideals espoused by the Boundary Commission. When Wildwood and Ballwin successfully complete the planned annexations, this area would be fully served in an efficient and logical manner.

The proposed annexation is a logical extension of Ballwin's limits from a variety of perspectives:

1. This annexation combined with the intentions of Wildwood in its map plan will eliminate a portion of the unincorporated area between our respective communities that is a presently difficult to serve part of St. Louis County.
2. All boundaries chosen for this annexation proposal were based upon existing geopolitical boundaries.
3. A large portion of St. Louis County's population that has come to believe it is in Ballwin due to its address is not part of Ballwin and not eligible to take advantage of the many services and benefits that Ballwin residency offers.
4. Ballwin has received multiple inquiries from residents of this area regarding the possibility of annexation. These folks are tied to Ballwin via their physical proximity to the city and their understanding that their community of interest is fundamentally tied to Ballwin.
5. This is an easy and logical extension of Ballwin's municipal limits.

(12) Logical Boundaries:

The portion of the large unincorporated area between Ballwin, Wildwood and Ellisville, which lies west of New Ballwin Rd., is divided, from a service provision perspective, into three sections. The central trunks of these sections are the vehicular corridors of St. Paul Rd., Kiefer Creek Rd. and New Ballwin Rd.

The mutual agreement on the 2000 Map Plan lines between Ballwin and Wildwood places the St. Paul corridor and the properties it serves completely within that City's area of influence. This is logical since a portion of the St. Paul corridor is already within Wildwood's jurisdiction.

The Kiefer Creek Annexation Area proposal places the entire Kiefer Creek corridor from the Ridgeland Meadows intersection to New Ballwin Rd. into Ballwin's jurisdiction. This is also logical since it takes in all of the land and development served from this roadway segment. St. Louis County will no longer have to utilize Kiefer Creek Rd. west of New Ballwin for any purposes other than to maintain the roadway itself, which is part of the County Arterial Roadway System.

The third section of this area is served from new Ballwin Rd. between its intersection with Kiefer Creek Rd. and its southern terminus. This includes the entire Community of Castlewood and all properties served from this segment of New Ballwin Rd. This too is logical since the County will retain its service responsibilities for this area.

ii. Financial

(1) Table of Annexation Area Revenues and Expenditures for 3 years: (See tab #7)

(2) Table of Relevant Tax Rates:

No tax rates will change as a result of the proposed annexation. All taxes currently collected by all taxing jurisdictions will continue to be collected after the annexation with the sole exception of utility taxes. After annexation the county utility tax will end but Ballwin also collects a 5% utility tax.

Tax	Before	After
5% Utility tax	0% Ballwin 5% County	5% Ballwin 0% County

(3) Table of City Revenues, Expenditures & Fund Balance: (See tab#8)

(4) Combined Table of Revenue and Expenditure Projections: (See tab #9)

(5) Capital Improvement Projects:

Ballwin has identified no capital improvement projects that will be necessary within the proposed annexation area for a five year period following the assumed effective date of the annexation. The infrastructure in the area is relatively new and in good condition. Inspections of the pavements and drainageways have revealed no serious deterioration or problems. This is not to say that routine maintenance of the infrastructure is not anticipated. The detailed expenditure analysis anticipates expenses in streets, sidewalks, slab replacements, streetlights and a variety of other capital and operating categories. All such expenses were combined with the revenue projections to determine the economic feasibility of the annexation.

In the first year following annexation, Ballwin will experience a net loss of approximately \$67,000 resulting primarily from one-time capital equipment expenditures that are necessary to provide municipal services to the area. This loss will be funded from Ballwin's capital revenue sources such as the capital improvement sales tax and the Road and Bridge tax. Subsequent years show a similarly positive revenue picture in which the first year's losses will be recovered.

(6) Extraordinary Effect:

There will be no extraordinary effect on the distribution of tax resources in St. Louis County resulting from this annexation.

(7) Table of Redirected Revenue Sources: (See tab # 10)

(8) Development Impact Fees:

New residential developments are assessed a recreational impact fee. This is based upon the number of dwelling units or lots being created in the new development. The formula is partially driven by parameters of Ballwin's annual recreation budget and is typically about \$2000 / dwelling unit or lot.

(9) Traffic Generation Assessment:

The proposed Kiefer Creek Annexation is within a St. Louis County Traffic Generation Trust Fund area. Ballwin has no legal authority to require participation in the fund, but is willing to allow St. Louis County to continue operating the program in this area. Ballwin has no policies or ordinances that prohibit participation in the TGA program.

(10) Subdivision Escrow Accounts:

Ballwin has no policies or ordinances that would affect existing subdivision escrow accounts held by St. Louis County. In past instances of annexation, where such accounts are held by the County, Ballwin has worked easily with County representatives

to facilitate transfers, releases and final acceptances. There have been no problems with this process.

(11) Impacts on Tax Base and Revenue Generation:

(a) Area Subject to Boundary Change: This area is not a single organization like a governmental body that will cede jurisdiction to the annexing authority. There is no taxing or bonding authority and therefore no tax base to be impacted. The residents and subdivision organizations that exist in the area will retain whatever means of revenue generation are presently available. Annexation will bring about no change in this regard. This includes any legal business activity that may be on going at this time.

(b) Existing Municipality and its Residents: There will be no impact on Ballwin or its residents relative to either's ability to raise revenues. Ballwin has the ability to assess taxes, borrow money, issue bonds, etc., under the controlling provisions of state law for cities of the 4th class. This will not change.

Ballwin's tax base will be impacted. Ballwin has no real estate or personal property taxes, so, although the traditional real estate tax base will expand, there will be no impact on Ballwin's revenues or taxing ability. Since the area is part of the St. Louis Sales Tax Pool, Ballwin will receive an increase in revenues that is directly proportionate to the population of this area in the 2000 census.

(c) Adjoining Areas and Resident Outside of the Annexation: There will be no direct impact from a tax base or revenue generation perspective on adjoining areas not involved in the annexation or the residents thereof.

(d) Entire Geographic Area of the County and its Residents: There will be no impact from a tax base or revenue perspective on the residents of the entire geographic area of the County. Residents do not have a tax base, that is something that belongs to a taxing entity. People are employed, but do not raise revenue. This annexation will have no impact on employment of the residents of the County or their ability to conduct legal business activities.

If this annexation is successful, there will be a redistribution of revenues between the County and Ballwin that is based mostly on population. This includes "B" Pool sales tax distribution and the switch of the 5% utility tax from St. Louis County to Ballwin. The overall impact on a countywide basis on revenue and tax base, however, will be virtually nil due to the small size of this area.

iii. Services:

(1) List of Pre and Post Annexation Municipal Services and Providers:

Service	Present Provider	Post Annex. Provider	Fee	1. In House 2. Contract
Legislation	County	Ballwin	None	1
Administration	County	Ballwin	None	1
Police	County	Ballwin	None	1
Parks / Rec.	County	Ballwin	None	1
Solid Waste	Private	Ballwin**	user	1
Leaf Pickup	None	Ballwin	Yes	2
Brush Pickup	None	Ballwin	None	1
Creek Maint. *	None	Ballwin	None	1
Code Enforcement	County	Ballwin	None	1
Planning / Zoning	County	Ballwin	None	1
Street Lighting*	Private	Ballwin	None	1
New Streetlights*	Private	Ballwin	None	2
Street Maint*	County	Ballwin	None	1 & 2
Snow Plowing*	County	Ballwin	None	1
Sidewalk Maint*	County	Ballwin	None	1
New Sidewalks*	County	Ballwin	None	1
Municipal Court	County	Ballwin	None	1
Fire Protection	District	District	None	1
Utilities				N/A
Electric	Ameren	Ameren	N/A	N/A
Gas	Laclede	Laclede	N/A	N/A
Water	Mo Am.	Mo Am.	N/A	N/A
Phone	SBC	SBS	N/A	N/A
Sewer	MSD	MSD	N/A	N/A
Cable TV	Charter	Charter	N/A	N/A
Social Services	County/State	County/State	None	N/A
Public Library	County	County	None	N/A
Public Schools	District	District	None	1
			None	1

* Within publicly dedicated rights-of-way and easements only

** Use of Ballwin's contracted trash removal services is subject to the limitations of state law for a period of two (2) years following the effective date of the annexation.

(2) Description of Major Services:

Administration: This is the Legislative and day-to-day operations of the city. Included are operations of the Board of Aldermen, Human Resources, Finance, Planning and Zoning, City Clerk and related administrative functions.

Police: This includes the law enforcement and municipal court functions of the city. Included are police patrol, detective, community relations, communications, municipal court docketing and operations and related functions.

Parks and Recreation: Ballwin operates a wide range of recreational facilities and programs. This includes the municipal golf course, the Pointe at Ballwin commons Community Center, the North Pointe Family Aquatic Center, five community parks and hundreds of recreational programming opportunities that address all age cohorts and interest groups.

Public Works: Ballwin offers a full range of public works services including roadway and sidewalk maintenance, snow plowing, street tree maintenance, creek maintenance, annual brush pickup and leaf removal.

Solid Waste and Recycling: Ballwin negotiates a contract with a private waste hauler to provide this service to Ballwin residents. Several service options are available on an individual household basis. The hauler bills the homeowner directly for the chosen service. Included in the basic service is once per week pickups for trash, yard waste recycling. The weekly pickup includes bulky items, but an appointment must be arranged for the free white goods pick up.

Leaf / Brush Pickups: Ballwin provides free annual pickups of leaves in the Autumn and brush in the Spring to all single family residences. This is done with city crews on an announced schedule.

Creek Maintenance: This is primarily the responsibility of MSD and the private property owner, but Ballwin will assist in emergency situation to remove debris that is blocking the natural flow and will provide economic assistance for erosion control if an inhabited structure is in imminent danger.

Street Lighting: Ballwin pays for the installation and operation of all streetlights within the public right of way. Upon certification of an annexation being effective, Ballwin notifies Ameren UE to transfer all street light accounts in the annexed area to Ballwin for payment. If 75% of the residents in an area sign a petition requesting the installation of streetlights, Ballwin will pay for the installation and operation of such facilities as the budget allows.

(3) Barriers to Efficient Delivery of Services:

There are no barriers that will impede or hinder the efficient and timely delivery of services to the area proposed for annexation.

(4) Annexation Policies:

(a) Private Roads: Ballwin will accept private roads for public maintenance if they are in or are brought up to minimum right-of-way, storm water control and pavement condition standards. The owner must submit a petition to the city for this purpose, and a legally acceptable dedication plat must be prepared and filed in the St. Louis County recorder of Deeds Office. Ballwin does not allow the construction of new private roadways in single family residential developments. New roadways must be public from the onset, built to Ballwin standards and dedicated for public maintenance from the time of construction. Private roadways in multiple family and commercial development are allowed and must be built to Ballwin's minimum standards for such facilities.

(b) Sidewalks: Ballwin will accept private sidewalks for public maintenance in the same manner as it accepts private roadways. Ballwin accepts sidewalks in public rights-of-way at the same time that the roadways in such rights-of-way are accepted. Sidewalks are required in conjunction with the construction of new publicly dedicated roadways. Ballwin does not assess for public sidewalk maintenance. These facilities are maintained with public funds in the same manner as public roadways. Ballwin will budget for the construction of new sidewalks along public roadways upon the receipt of a petition from at least 75% of the property owners fronting on the section of roadway along which the sidewalk is desired. Such construction is subject to annual budgetary limits. Petitions generally are queued on a first come first served basis.

(c) Driveway Approaches: Ballwin does not build or maintain private driveway approaches. If an approach is damaged as the result of the city's actions or was originally built as an integral part of the curb/gutter assembly and has deteriorated in conjunction with the curb/gutter, Ballwin will repair or replace the driveway apron in such a manner that the property owner it can maintained it separately from the curb/gutter in the future.

(d) Streetlights: Ballwin pays for the installation and operation of all streetlights within the public right of way. Upon certification of an annexation being effective, Ballwin notifies Ameren UE to transfer all street light accounts in the annexed area to Ballwin for payment. If 75% of the residents in an area sign a petition requesting the installation of streetlights, Ballwin will pay for the installation and operation of such facilities as the budget allows.

(e) Subdivision Common Ground: This is private property and will continue to be private property after an annexation. Ballwin accepts no responsibility for the maintenance of facilities or vegetation in such areas.

(f) Parkland: Generally, parkland is privately owned or owned by another governmental entity. Ballwin is aware on no parkland within this annexation area, but would have no expectation of becoming in any way responsible for such land if it were within an annexation area. Ownership and responsibility would stay with the per-annexation owner.

The policies outlined herein are Ballwin's current policy on these matters and are in force within the current city.

(5) Effective Date of Service Provision:

With the exception of Trash removal services, which are otherwise regulated by state law (RSM 260.247), Ballwin will provide all services upon the effective date of the annexation. It is expected that the effective data will be 6 months following the election date. In the case of seasonal services such as leaf and brush collection, snow plowing, crack sealing, etc., these services will be provided according to the service schedule in effect city wide. Ballwin will also waive the non-resident rate status for residents of the newly annexed area upon certification of a favorable election result and prior to the effective date of the annexation.

iv. Zoning / Land Use:

(1) Percentage of Land Use:

(a) Commercial	0%	0 acres
(b) Industrial	.32%	1.05 acres
(c) Institutional/Governmental	0%	0 acres
(d) Single Family Residential	83.17	273.14 acres
(e) Multi-family Residential	0%	0 acres
(f) Vacant / Common Ground	16.51%	54.22 acres

(2) Zoning Maps: (See tab #11)

(3) Zoning Change Description:

Generally, Ballwin does not rush into rezonings in annexed areas. In cases where Ballwin has determined that a zoning classification needs to be changed, the procedure is not typically undertaken for several months following the effective date of the annexation. This is done to allow developments that are under construction to be completed before the confusion that typically accompanies a zoning district change. In cases where there is not development ongoing at the time of annexation the zoning district changes may be done sooner.

As has frequently been the case in previous annexations, this area is substantially developed or is in the final phases of construction. The zoning and development patterns are set. The specifics of lot size, density, setbacks, etc., have been established through St. Louis County's process of development approval.

Most of this area is zoned in the R-1, FPR-1, R-1A, FPR1A, R-2 and FPR-2 County districts. Ballwin has zoning districts that are essentially identical to these districts, and

these areas will rezoned accordingly. Ballwin has no unique flood plain zoning classification and will rezone the parcels with such county zoning to the associated district. For example, County R-1 and FPR-1 will be changed to Ballwin R-1. Ballwin is compelled to limit development in designated flood plains in the same way as St. Louis County. Ballwin accomplishes this through the subdivision approval and building permit review processes. The net result is the same.

Several parcels are zoned NU. These are large parcels that are presently developed at a low intensity. No change in zoning is anticipated at this time but Ballwin will entertain any rezoning proposals that may be forthcoming in the future for these parcels. It is expected that they will be developed at an intensity and with a use that is consistent with surrounding developments.

Overall, the annexation will have no impact on the zoning and land use patterns of the annexation area or the existing City of Ballwin.

(4) Creation of Nonconformities:

No nonconformities are expected to be created as a result of the proposed zoning changes.

(5) Regulations Impacting the Annexation Area:

Under the normal development scenarios that would be expected to unfold in this primarily single family residential area, only the Ballwin Zoning and Subdivision Ordinance regulations should come into play. The zoning implications were discussed in #3 and #4 above. The subdivision ordinance would apply if any of the few remaining undeveloped parcels were to be subdivided. Ballwin's process is somewhat different than that utilized by the county, but not substantially so. Ballwin's review process requires essentially the same commitment of time, expense and effort by a petitioner as does that of the County. Zoning change petitions are similar in form and commitment to subdivision petitions.

Ballwin has an occupancy code which will be in force upon the effective date of the annexation. This program assures safe and healthy inhabited structures by requiring an inspection upon every change of occupancy. This is similar to programs utilized by other municipalities and St. Louis County itself in certain designated areas. This program has been in place since 1972.

Ballwin's flood plain management program is similar to that utilized by St. Louis county. The basic parameters of the program were mandated by FEMA. These regulations will apply for every new construction, remodeling, addition, etc. that takes place within the federally delineated flood zones.

(6) Impact on Prospective Development:

The only impact on prospective development in this area growing from this annexation would be the necessity of utilizing Ballwin's review procedures rather than those of St. Louis County. Development that is underway upon the effective date of the annexation will not be delayed. Any permits outstanding as of the date are typically completed by the county. A similar approach is utilized with subdivisions that are underway. Any new permits after the effective date are issued by Ballwin.

(7) Code Compliance:

Ballwin will administer its code compliance regulations in the annexing area in the same manner as they are administered in the present city. As outlined in #5 above, Ballwin and St. Louis County have a proven successful track record of transitioning between County and City procedures. Nuisance and similar issues of an ongoing nature are rare and can be passed between the two organizations in a similar manner.

(8) Future Development:

There are four larger parcels within this annexation area that may offer the possibility of future development within 3 years. These are the 3.8 acre Beard property at 1155 Kiefer Creek Rd., the 13.69 acre Herrmann property at 1011 - 1015 Kiefer Creek Rd., the 10.68 acre Dillon property at 1110 Kiefer Creek Rd. and the approximately 9 acre out lot "A" of Pine Ridge Trails Subdivision Plat 2. Taken together these parcels represent 37.17 acres or approximately 9.2% of the total area of the annexation. The possibility of additional development beyond these parcels is limited and unlikely.

v. Summary:

(1) Affected Municipality:

It has been Ballwin's philosophy for many years to pursue annexation slowly incrementally. Careful consideration has been given to every annexation proposal. This includes proposals that have come to Ballwin from people wishing to be annexed and proposals that originate from within. It is Ballwin's philosophy that everyone has the right to enjoy the benefits of Ballwin residency and be part of our city as long as their annexation is appropriate does not negatively impact the overall quality of life enjoyed by the present residents of the city. Ballwin respects and embraces the "right to choose" philosophy. In the case of the Kiefer Creek Annexation Area, Ballwin has been approached by a small group of residents in the area asking to be part of the city, but has also determined that the annexation is consistent with the city's long range annexation plan, the 2000 annexation map plan and is advantageous to the community as a whole. A financial analysis shows that the annexation is essentially neutral from a financial perspective. Ballwin will lose money in the short run, but recover that loss in the intermediate term. In the long view, the revenue picture is cloudy, but financial

projections that far out are not reliable. Ballwin also wants to extend and protect its accessible, progressive, dynamic and future-oriented governmental philosophy. Bringing this and other surrounding unincorporated areas identified in the annexation map plan moves Ballwin in this direction. Ultimately, the most important benefit to Ballwin is the addition of a large and dynamic population of people that are eager to be part of our community. This can only enhance the overall quality of life for everyone involved.

(2) County Areas Next to the Proposed Annexation:

The impact of this annexation on the areas of the county that are adjacent but not part of this annexation will be neutral. By carefully selecting boundary lines that coincide with the 2000 map plans submitted by Ballwin and Wildwood, the areas adjacent to the west will be involved in an annexation from Wildwood and ultimately served by that community. The areas to the southwest are part of the Castlewood Community and do not relate to this area. Furthermore, the annexation area is separate from Castlewood by a substantial ridgeline such that no physical or infrastructure interconnection is ever likely to be created. These properties will continue to receive services from St. Louis County via its existing service provision modalities.

(3) Annexation Area:

For the most part, residents of the annexation area will not notice significant changes after the annexation. Taxes will not change and one-on-one municipal services such as building permits will continue in the same manner as before only they will happen at a closer location. In some cases, services such as police patrol frequency, snow removal and the cost of street lighting, will be greater or more responsive they were under the county. There will be some new services such as seasonal leaf and brush pickup and occupancy inspections. Finally, these new residents will be eligible to utilize Ballwin's recreational facilities at the discounted rate available to residents. Most importantly, these new residents will now be part of an accessible, progressive, dynamic and future-oriented government.