

**Official Submittal to the St. Louis County
Boundary Commission:
Simplified Boundary Adjustment for the
Annexation of Arbor Crest Subdivision**

August 18, 2025



Submitted to the Boundary Commission, St. Louis County

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Table of Contents

	Page
Section 1: Executive Summary	1
Section 2: Plan of Intent	
I: Geographic Data	3
II: Financial Data	5
III: Services	8
IV: Zoning and Land Use	10
V: Summary	11
Section 3: Certifications	12
Section 4: Support Documents	14
Appendices	
I: Appendix A - Annexation Area Map	27
II: Appendix B - Surrounding Area Map	28
III: Appendix C - Existing & Proposed Zoning Maps	29
IV: Appendix D - 2024 City Budget	31
V: Appendix E - 2025 City Budget	130

Section 1: Executive Summary

a: Proposed Simplified Boundary Change: Arbor Crest Subdivision

This application proposes a simplified boundary change between Unincorporated St. Louis County and the City of Ballwin, Missouri, in accordance with the procedures outlined in Missouri Revised Statutes § 72.405 and the St. Louis County Boundary Commission's regulations.

b: Summary

The City of Ballwin has adopted an ordinance approving the annexation and respectfully submits this proposal to the Boundary Commission for consideration and approval under the Simplified Boundary Change process.

Ballwin is currently celebrating its 75th year as a municipality in the State of Missouri, having been formally incorporated in December 1950. Originally established as a village, Ballwin's status as a City of the Fourth Class was approved by voters in 1958 and remains in place today. What began as a small community of approximately 850 residents has grown significantly due to boundary expansion and population migration to western St. Louis County. Today, Ballwin has a population of 31,103 and has maintained stable population levels over the past two decades.

Since incorporation, Ballwin has successfully completed 28 annexations, which have collectively more than quadrupled its land area and supported a roughly 35-fold population increase. Annexation has historically played a critical role in the City's growth and continues to be embraced as a means of orderly development. The City remains committed to ensuring that any annexation enhances, rather than detracts from, the quality of life for its residents.

The area proposed for annexation, Arbor Crest Subdivision, is located adjacent to the southeastern portion of Ballwin's existing city limits. This approximately 14.80 acre subdivision is bounded by the City of Ballwin to the north, and by unincorporated St. Louis County on the east, west, and south. The subdivision lies within a largely unincorporated region north of the Meramec River, surrounded by the cities of Ballwin, Wildwood, Ellisville, Manchester, Valley Park, and Twin Oaks.

Arbor Crest Subdivision consists of 35 parcels, 34 of which are developed with single-family homes. The subdivision's density, both in terms of housing units and population per acre, is consistent with that found in southern Ballwin. Currently, the area has a St. Louis County R-2 Residence District zoning designation. Upon annexation, the City will review and assign the most comparable zoning designation under Ballwin's zoning code to ensure consistency with existing land use and planning objectives.

Ballwin proposes to extend its full range of municipal services to Arbor Crest Subdivision upon annexation. This includes policing, street maintenance, parks and recreation, and general administrative services, matching the level of service provided to all areas within the City.

The proposed boundary adjustment reflects Ballwin's ongoing commitment to thoughtful growth, responsive governance, and enhanced service provision. We respectfully request the Commission's consideration and approval under the Simplified Boundary Change process.

c: Special Considerations or Exceptions - N/A

d: Proposing agent:

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