

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
APRIL 20, 2022
7:00 PM**

COUNTY EXECUTIVE BUILDING
THIRD FLOOR COUNCIL CHAMBERS
100 NORTH THIRD STREET
SAINT CHARLES, MO 63301

This meeting is open to the public.
The meeting will also be available live online via YouTube at [youtube.com/SCCMOTV](https://www.youtube.com/SCCMOTV).

Please note: This agenda may be modified and additional items or documents may be added through 5:00 p.m. on Tuesday, April 19, 2022

**Tentative
Agenda**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND/OR ADDITIONS TO THE AGENDA

PUBLIC HEARINGS

I. CONDITIONAL USE PERMIT REQUEST - 291 BOONE COUNTRY LANE

Application No: CUP22-01

Property Owners: Anthony Brinker and Tammy L. Brinker

Applicant: Tony's Processing, c/o Tammy L. Brinker

Current Zoning: A, Agricultural District

Conditional Use Request: Custom Butchering

Parcel Size: 23.23 acres

Location: Approximately 3220 feet from the intersection of Boone Country Lane and South Highway 94

County Council District: 2

Account No.: 172560C000

II. REZONING REQUEST - DYER ROAD

Application No: RZ22-06

Property Owner: Thomas J. McMenemy and Julie A. McMenemy

Applicant: Charlestowne Crossing, LLC - Contract Purchaser

Current Zoning: A, Agricultural District, with Floodway Fringe Overlay District

Requested Zoning: R1D, Single Family Residential District (10,000 square foot minimum lot size), with Floodway Fringe Overlay District, and R1A, Single Family Residential District (1-acre minimum lot size), with Floodway Fringe Overlay District

2030 Master Plan: Whites Branch Planning District (agricultural and residential, one dwelling unit per gross acre)

Parcel Size: 59.90 acres

Location: On the on the west side of Dyer Road, approximately 750 feet

north of Riverdale Park Drive, adjacent to the City of St. Paul

County Council District: 1

Account No.: 284760A000

III. REZONING REQUEST - 3866 SOUTH POINT PRAIRIE ROAD

Application No: RZ22-05

Property Owners: Grapenthin Family Limited Partnership, and Kenneth Baker and Michelle Baker

Developer: Lombardo Homes of St. Louis, LLC

Current Zoning: A, Agricultural District (5-acre minimum lot size)

Requested Zoning: RR, Single Family Residential District (3 acre minimum lot size)

2030 Master Plan: Recommends rural residential uses

Area: 96.27 acres

Location: Approximately 500 feet west of Highway Z on the north side of South Point Prairie Road, near the City of New Melle

County Council District: 2

Account Nos.: 606570A000 and T032100001

Documents:

[PZ AGENDA PACKET - RZ22-05.PDF](#)

PLATS

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF MINUTES FROM THE MARCH 16, 2022 MEETING

OTHER BUSINESS

I. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT

REZONING RZ22-05

REZONING REQUEST - 3866 SOUTH POINT PRAIRIE ROAD

Application No: RZ22-05
Property Owners: Grapenthin Family Limited Partnership, and
Kenneth Baker and Michelle Baker
Developer: Lombardo Homes of St. Louis, LLC
Current Zoning: A, Agricultural District (5-acre minimum lot size)
Requested Zoning: RR, Single Family Residential District (3 acre
minimum lot size)
2030 Master Plan: Recommends rural residential uses
Area: 96.27 acres
Location: Approximately 500 feet west of Highway Z on the
north side of South Point Prairie Road, near the City
of New Melle
County Council District: 2
Account Nos.: 606570A000 and T032100001

CONTENTS:

- Staff Recommendation
- Photo(s) of Site
- Aerial Photo
- Surrounding Zoning Map
- 2030 Land Use Map
- Notification Area Map
- Letters received
 - ◆ None

STAFF RECOMMENDATION

To: County Planning & Zoning Commission

Prepared by: Mark Price Jr. AICP, CFM

Application No.: RZ 22-05

Date: April 5, 2022

BACKGROUND

Property Owners: Grapenthin Family Limited Partnership
Kenneth Baker & Michelle Baker

Applicant: Lombardo Homes of St. Louis LLC (Jeffrey Schroer)

Current Zoning: A, Agricultural District (5 acre minimum lot size)

Requested Zoning: RR, Single-Family Residential District (3 acre minimum lot size)

Location: 3866 South Point Prairie Road; on the north side of South Point Prairie Road, 500 feet west of Highway Z, near the City of New Melle.

Rezoning Area: 96.27 acres (two parcels)

Parcel Account Nos.: 606570A000 and T032100001

Current Land Use: agricultural (pasture land) and forested

Adjacent Land Use
and Zoning:

Direction	Zoning	Land Use
North	A, Agricultural	Vacant; single-family residence; and a telecommunications tower
South	A, Agricultural	Single Family residence and pasture
East	A, Agricultural	Single Family residence
West	A, Agricultural	Single Family residence and open fields

2030 Master Plan: Recommends Rural Residential use (< 1 dwelling per acre)

Public Services: County Council District 2 – Joe Brazil
School District – Francis Howell School District
Fire District – New Melle Fire District

Utilities: Water – Public Water Supply District #2 service area
Sewer – Individual Wastewater Systems

REZONING ANALYSIS

The subject parcels are all currently zoned A, Agricultural District, with a 5-acre minimum lot size requirement. The applicant is applying to rezone 96.27 acres to RR, Single-Family Residential District with a 3-acre minimum lot size requirement.

Under the existing Agricultural District zoning, the applicant could develop a nineteen-lot residential subdivision, with minimal private infrastructure, through the minor subdivision platting process with no review by the Planning and Zoning Commission. Development under the proposed RR District zoning would allow approximately 30 lots but necessitate paved streets constructed to public street standards, and Planning and Zoning Commission approval through the preliminary plat/final plat process.

Existing three-acre lot subdivisions in the area include Green Pointe Estates, Oak Glen, and New Melle Woods.

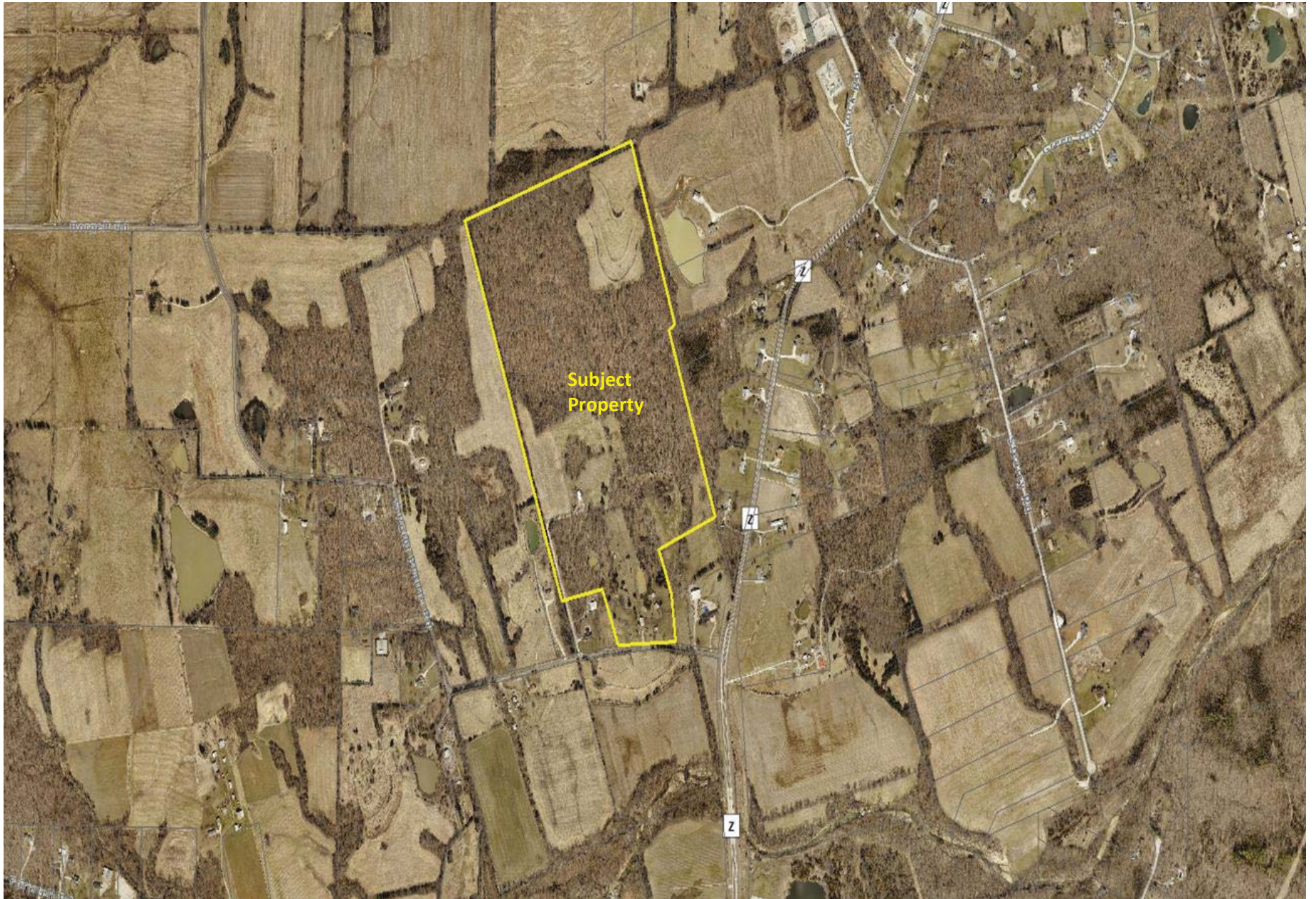
The applicant has submitted a related Saxony Ridge Preliminary Plat (PRE22-06) with 28 lots which is likewise scheduled to be reviewed at the April 20, 2022 Planning and Zoning Commission meeting. The proposed preliminary plat shows lots consistent with the proposed RR District zoning.

The 2030 Future Land Use Plan recommends Rural Residential land uses (less than 1 dwelling per acre) and the applicable zoning district of RR. The proposed development is consistent with the Future Land Use plan and with existing development patterns.

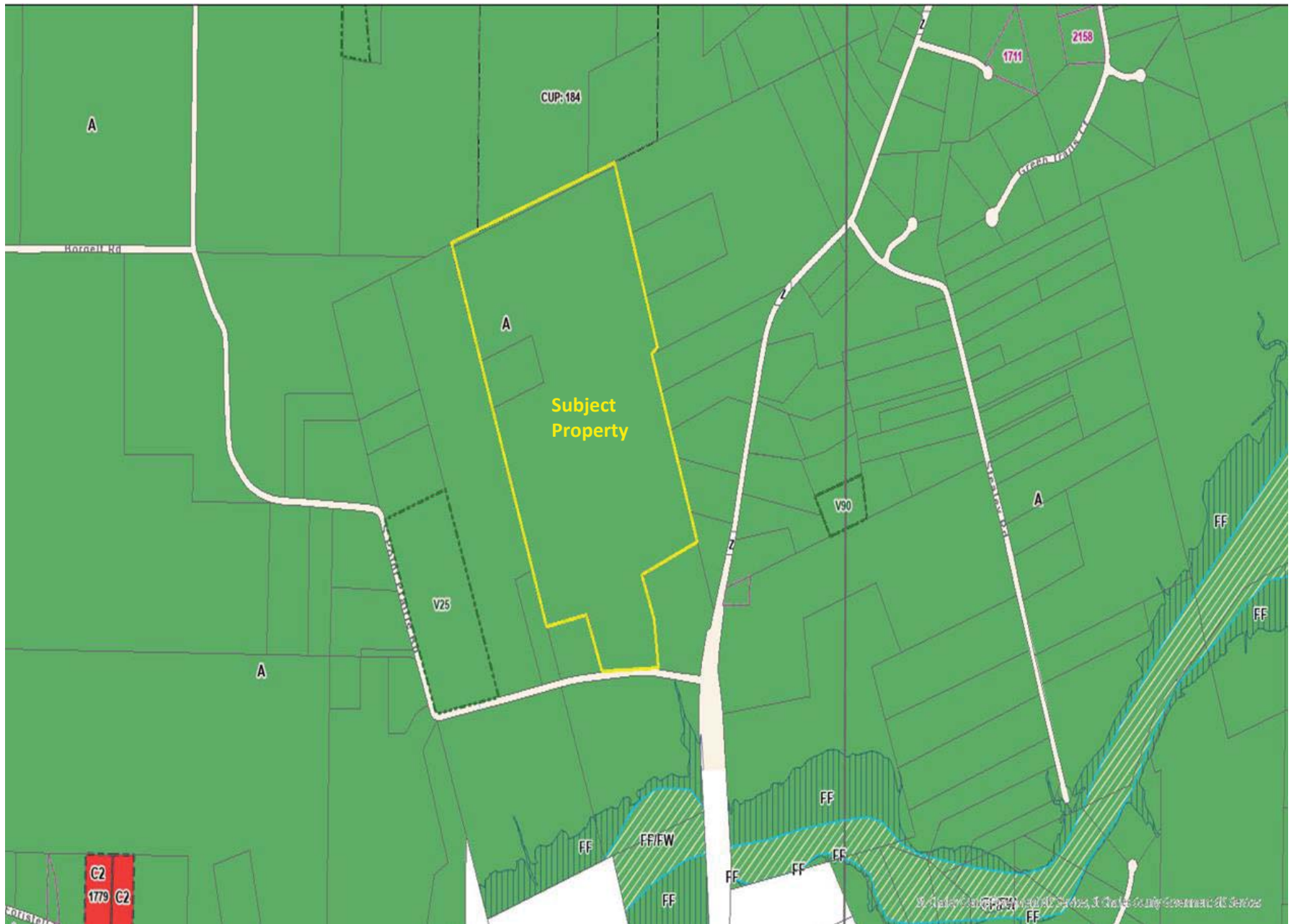
RECOMMENDATION:

County staff recommends that the Planning and Zoning Commission recommend approval of this application as consistent with the 2030 Future Land Use Plan.

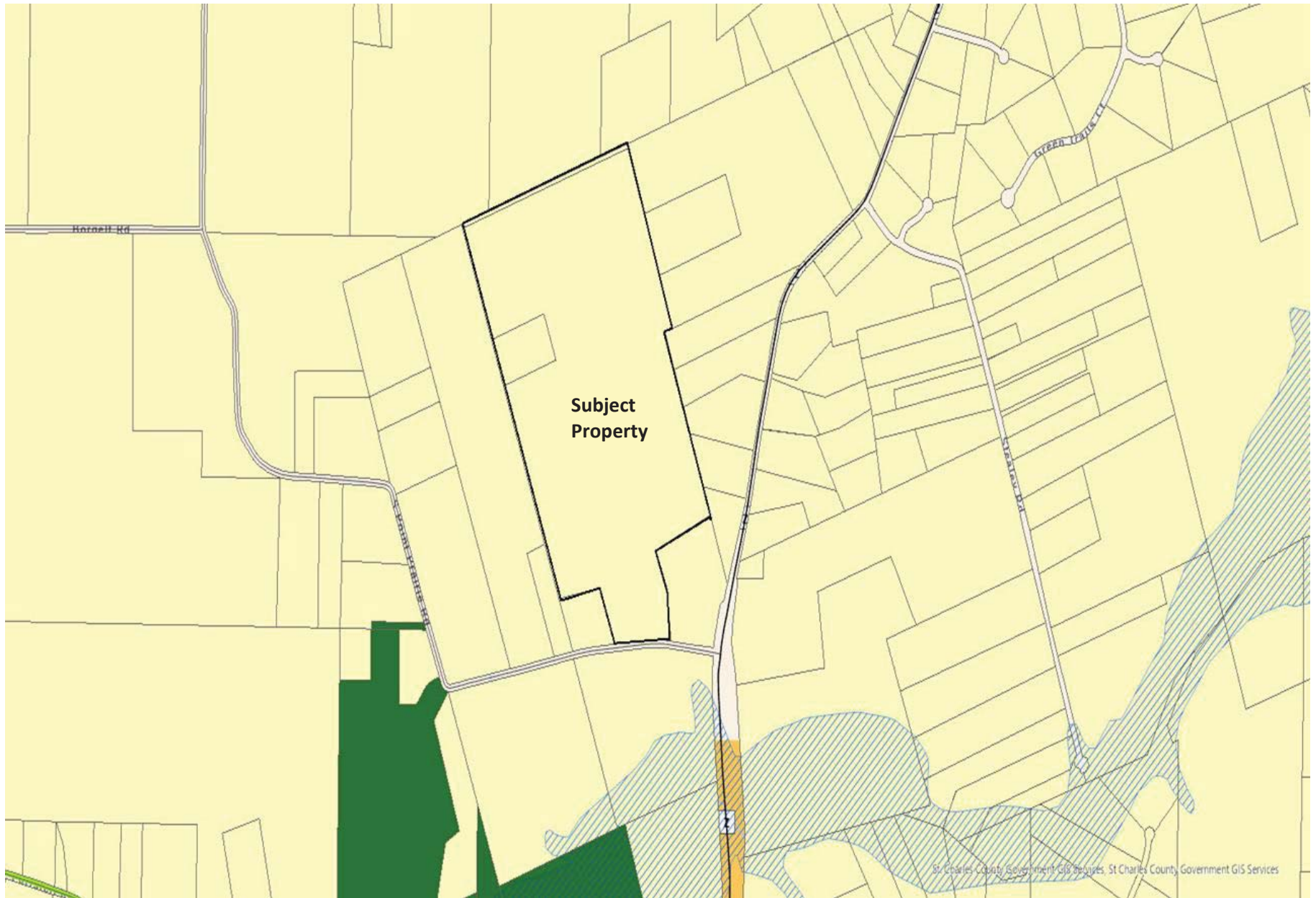




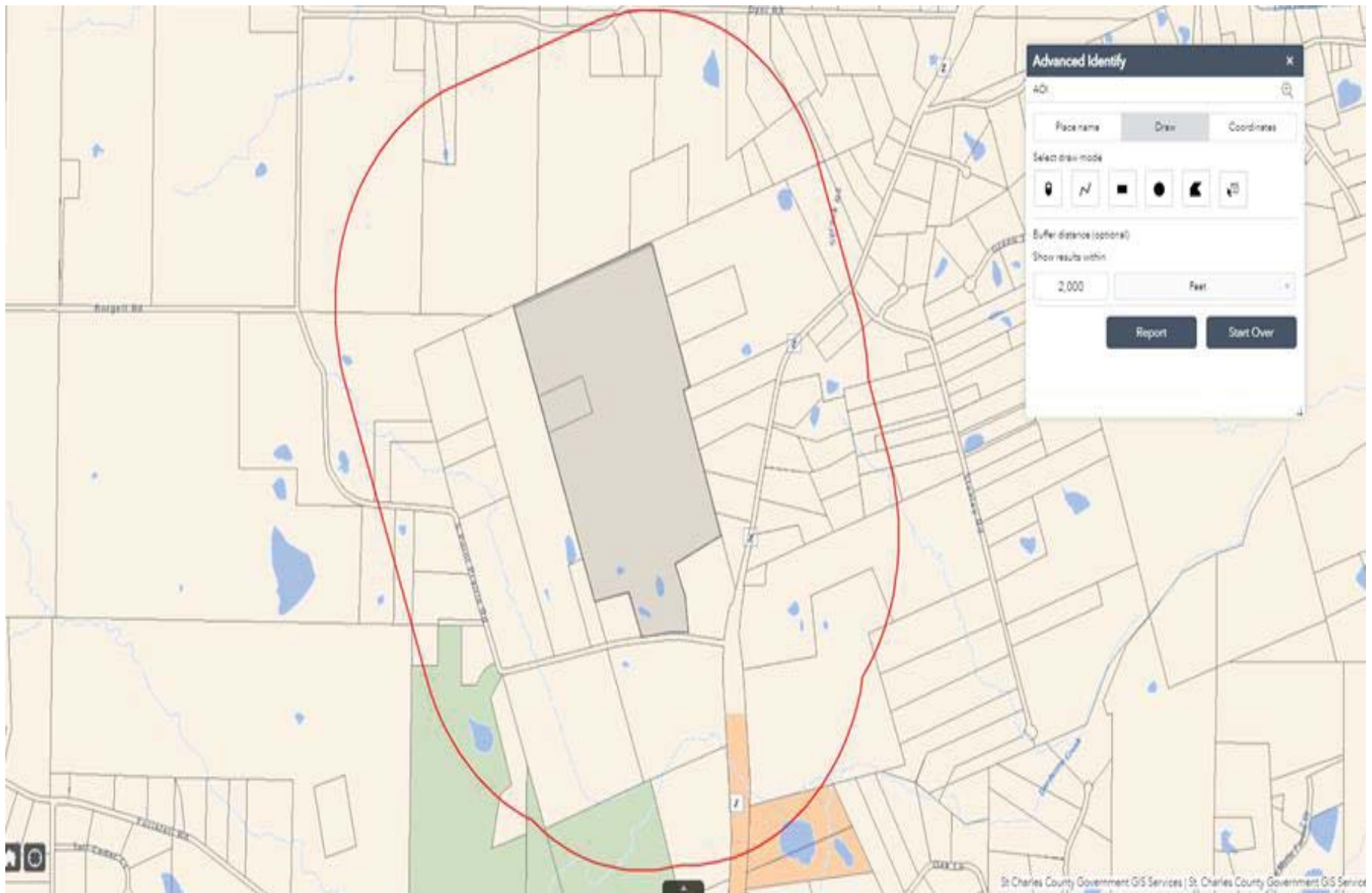
RZ22-05 - Aerial



RZ22-05 - Zoning



RZ22-05 - 2030 Land Use



RZ22-05 - Notification Area Map