Tentative
Agenda

PUBLIC HEARINGS FOR CONDITIONAL USE PERMITS

I. CONDITIONAL USE REQUEST - 3151 HOPEWELL ROAD

Application No:      CUP20-06
Applicant:          Twin Edge Lawn Care and Landscaping, LLC
Property Owner:     Dardenne Creek Farms, Incorporated
Property Zoning:    RR, Single-Family Residential District, with Floodway Fringe Overlay District
Conditional Use Request: Lawn Care Service (Indoor Storage of Equipment and Vehicles Required)
2030 Master Plan:   Recommends Low-Density Residential Zoning (1-acre minimum lot size)
Parcel Size:        3.27 acres
Location:           On the northwest side of Hopewell Road, approximately 1,000 feet northeast of Tanis Lee Lane
Council District:   2
Account No.:        T012000126

PUBLIC HEARINGS FOR REZONING REQUESTS

I. REZONING REQUEST – 986 SCHAPER ROAD

Application No:      CUP20-13
Applicant:          Dardenne Creek Farms, Incorporated
Property Owner:     Leslie Ayers
Property Zoning:    PRE20
2030 Master Plan:   Recommends Low-Density Residential Zoning
Parcel Size:        0.568 acres
Location:           On the northeast corner of Lorene Drive and Fire Lane
Council District:   2
Account No.:        T042000127

Application No:      CUP20-14
Applicant:          Twin Edge Lawn Care and Landscaping, LLC
Property Owner:     Dardenne Creek Farms, Incorporated
Property Zoning:    PRE20
2030 Master Plan:   Recommends Low-Density Residential Zoning
Parcel Size:        3.27 acres
Location:           On the north side of Wilson Road, approximately 430 feet east of Charity Drive; adjacent to the City of O'Fallon
Council District:   2
Account No.:        T012000126

ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
JULY 15, 2020
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. ALL ATTENDEES WILL BE REQUIRED TO COMPLETE A HEALTH SCREENING UPON ENTRY AND SOCIAL DISTANCING MEASURES WILL BE ENFORCED. WEARING A FACE COVERING IS STRONGLY ENCOURAGED.

The meeting will be available live online via YouTube at youtube.com/SCCMOTV or on the County’s website at https://tv.sccmo.org/CablecastPublicSite.

Public Comments: If a citizen is not able to attend the public meeting, the Planning & Zoning Commission will be accepting comments by e-mail at planning@sccmo.org or in writing up until 5:00 p.m. on Tuesday, July 14, 2020 and such comments will be included into the record of the meeting.
### II. REZONING REQUEST - 307 LORENE DRIVE

<table>
<thead>
<tr>
<th>Application No:</th>
<th>RZ20-09</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicant:</strong></td>
<td>Habitat for Humanity of St. Charles County</td>
</tr>
<tr>
<td><strong>Property Owners:</strong></td>
<td>City of O'Fallon</td>
</tr>
<tr>
<td><strong>Current Zoning:</strong></td>
<td>C2, General Commercial District</td>
</tr>
<tr>
<td><strong>Requested Zoning:</strong></td>
<td>R1C, Single-Family Residential District (15,000 square foot minimum lot size)</td>
</tr>
<tr>
<td><strong>2030 Master Plan:</strong></td>
<td>Recommends Low-Density Residential Zoning (1-acre minimum lot size)</td>
</tr>
<tr>
<td><strong>Parcel Size:</strong></td>
<td>0.568 acres</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>On the northeast corner of Lorene Drive and Fire Lane Drive; near the City of St. Paul and the City of O'Fallon</td>
</tr>
<tr>
<td><strong>Council District:</strong></td>
<td>1</td>
</tr>
<tr>
<td><strong>Account No.:</strong></td>
<td>318480A000</td>
</tr>
</tbody>
</table>

### PLATS

#### I. PRELIMINARY PLAT FOR AYER’S STABLES - 4466 WILSON ROAD

<table>
<thead>
<tr>
<th>Application No:</th>
<th>PRE20-12</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Owner/Developer:</strong></td>
<td>Leslie Ayers</td>
</tr>
<tr>
<td><strong>Engineer/Surveyor:</strong></td>
<td>Landmark Surveying Company</td>
</tr>
<tr>
<td><strong>Zoning:</strong></td>
<td>RR, Single-Family Residential District (3-acre minimum lot size)</td>
</tr>
<tr>
<td><strong>Proposed Lots:</strong></td>
<td>2</td>
</tr>
<tr>
<td><strong>Parcel Size:</strong></td>
<td>6.00 acres</td>
</tr>
</tbody>
</table>
II. PRELIMINARY PLAT FOR LAKE ST. LOUIS WOODS - 1936 DUELLO ROAD

Application No: PRE20-13

Owner/Developer: James W. Clemens

Engineer/Surveyor: THD Design Group

Zoning: R2, Two-Family Residential District

Proposed Dwelling Units: 5

Parcel Size: 1.10 acres

Location: On the north side of Duello Road, approximately 430 feet east of Charity Drive; adjacent to the City of Lake St. Louis

Council District: 2

Account No.: T132300003

TABLED / CONTINUED ITEMS

NONE

OTHER BUSINESS

II. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT