



DATE: August 27, 2021

TO: Steve Ehlmann, County Executive  
Joann Leykam, Director of Administration

CC: Rory O'Sullivan, Acting County Counselor  
Donna Vogt, County Council

FROM: Michael Hurlbert, Director of Community Development

RE: Item for September 13, 2021 County Council Meeting

The Community Development Department is submitting the following item for the September 13, 2021 County Council Agenda.

**BILL FOR INTRODUCTION:**

Planning and Zoning Commission recommends **Approval:**

**REZONING REQUEST - 5570 HWY 94 SOUTH AND CHURCH ROAD**

Application No:	RZ21-14
Property Owner:	Edgewood Hwy 94 #1, LLC, & 0 Church Street, LLC
Applicant:	Edgewood Hwy 94 #1, LLC, & 0 Church Street, LLC
Current Zoning:	A, Agricultural District
Requested Zoning:	AT, Agricultural Tourism District
2030 Master Plan:	Recommends rural residential uses
Parcel Size:	Approximately 77.39 acres
Location:	On the South side of highway 94 South, between Church Road and Jackson Street, adjacent to the City of Augusta
County Council District:	2
Account Nos.:	192210A000 and T171300017

**EXHIBIT B**  
AMENDING THE ZONING DISTRICT MAP  
OF SAINT CHARLES COUNTY MISSOURI

# Application RZ21-14

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**CONTENTS:**

- Synopsis
- Staff Recommendation
- Photo(s) of Site
- Aerial Photo
- Surrounding Zoning Map
- 2030 Land Use Map
- Notification Area Map
- Agri-Tourism Land Use Plan for St. Charles County
- Letters received
  - ◆ Support - Joe and Liza Forshaw
  - ◆ Written Protest - Mark and Denise Tegeler
  - ◆ Opposition - JoAnn Struckhoff
  - ◆ Comments - Greg Garrett
  - ◆ Opposition - Cheryl (Fuhr) Wehmeier
  - ◆ Concerns - Linda Hopkins
  - ◆ Opposition - Melissa Adrian
  - ◆ Opposition - Gerald and Jane Styczynski
  - ◆ Opposition - Jane Fuhr
  - ◆ Opposition - Phil and Lori Estes
  - ◆ Opposition - Amanda Kamp
  - ◆ Opposition - Ann Struckhoff
  - ◆ Opposition - Leann Roehrig
  - ◆ Concerns - Jamie Siem
  - ◆ Opposition - Margaret Johnson
  - ◆ Concerns - Tom Diehl
- Planning and Zoning Commission minutes from the August 18, 2021 meeting



Planning and Zoning Division

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August 27, 2021

This communication summarizes the following bill to be introduced at the September 13, 2021 County Council meeting:

**REZONING REQUEST - 5570 HWY 94 SOUTH AND CHURCH ROAD**

Application No: RZ21-14

Property Owners/Applicants: Edgewood Hwy 94 #2, LLC and 0 Church Street, LLC

Current Zoning: A, Agricultural District

Requested Zoning: AT, Agricultural Tourism District

2030 Master Plan: Recommends rural residential uses; adjacent to future agricultural tourism land uses; location of Village Development in the County's Agri-Tourism Land Use Plan (2012)

Rezoning Area: 72.35 acres of 77.39 acres

Location: on the South side of Highway 94 South, between Church Road and Jackson Street; adjacent to the City of Augusta

County Council District: 2

Parcel Account Numbers: 192210A000 and T091300017

The purpose of this rezoning request is to facilitate the construction of a conference/event/lodging center to be called Hoffmann Lodge, with related guest services, and designed in keeping with its location within the Augusta American Viticultural Area (AVA). This rezoning request includes 72.35 acres of two parcels totaling 77.39 acres. This rezoning application is related to two conditional use permit applications (CUP21-14 and CUP21-15) also before the County Council. These two CUPs are for (1) a conference/event/lodging center in the AT District, and (2) a landing pad for a helicopter on 5 acres in the A, Agricultural District.

The location of this proposed AT District zoning is adjacent to the City of Augusta and within walking or biking distance of downtown destinations, including two wineries and a brewery, restaurants and shopping/services, and the Katy Trail State Park (one half mile distant).

The County's AT District standards include 12 conditional uses which are all subject to site development and architectural restrictions to ensure such uses would be compatible with its rural setting and build a positive image to support tourism. District standards require a minimum lot size of 40 acres with a minimum of 5 acres of wine grapes being cultivated to ensure a winery related or tourism related use is maintained on site. To reduce impacts on neighboring properties, the footprint of agricultural tourism developments may not exceed 7% of the total acreage of the subject property. Remaining open spaces on the property must be used for agricultural and open space purposes. The subject parcels adjoin single-family residences as well as a church, cemetery, and school. However, the AT District standards should reduce land use impacts for these neighboring uses. Additionally, vehicular access to the site will be accomplished from MO Hwy 94 and avoid introducing guest lodging traffic onto Augusta streets.

The 2030 Future Land Use Map recommends Rural Residential land uses (less than 1 dwelling per acre) for this property and is adjacent to the Agri-Tourism Planning District. Additionally, the County in 2012 adopted an Agri-Tourism Land Use Plan which designates this location for an Agricultural Tourism "Village Development". The adoption of the Agri-Tourism Land Use Plan, which has been incorporated in the County's Master Plan, was the basis for the County in 2012 having adopted the AT, Agricultural Tourism Zoning District regulations.

The Planning and Zoning Commission held a public hearing on August 18, 2021 and received the following public input:

Speakers:       1   Support      0   Opposed       2   Concerns  
Letters on file:   1   Support    11  Opposed     4   Concerns

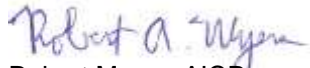
Having conducted the public hearing, the Planning & Zoning Commission voted as follows:

  7   Approval      0   Denial       0   Abstentions

**Recommendation:**

The Planning and Zoning Commission unanimously recommends that the County Council approve this rezoning request. County staff concurs with this recommendation.

Sincerely,

A handwritten signature in blue ink that reads "Robert A. Myers".

Robert Myers, AICP  
Director of Planning & Zoning

cc: Steve Ehlmann, County Executive  
Joann Leykam, Director of Administration  
Rory O'Sullivan, Acting County Counselor

**STAFF RECOMMENDATION**

**To:** County Planning & Zoning Commission

**Prepared by:** Mark Price Jr. AICP, CFM

**Application No.:** RZ21-14

**Date:** August 16, 2021

**BACKGROUND:**

Parcel 1 Owner: Edgewood Hwy 94 #1, LLC

Parcel 2 Owner: 0 Church Street, LLC

Applicant: Killeen Studio Architects, David Lisinski

Requested Action: Amend the Zoning Map from A, Agricultural District, to AT, Agricultural Tourism District

Location: 5570 South Highway 94, South side of South Highway 94 between Jackson Street and Church Street, adjacent to the City of Augusta

Current Zoning: A, Agricultural District

Current Land Use: Agricultural and Single-Family Residential (one house)

Adjacent Land Use and Zoning:

Direction	Zoning	Land Use
North	A, Agricultural District	Institutional (Fire Protection District) and Vacant Agricultural
South	(City of Augusta)	Institutional (Augusta Elementary School) and Single-Family Residential
East	(City of Augusta)	Agricultural, Single-Family Residential, and Institutional (Christ Evangelical Lutheran Church)
West	City of Augusta and A, Agricultural District	Single Family Residential and Parks and Open Space (City of Augusta Cemetery)

2030 Master Plan: Recommends Rural Residential uses (less than 1 dwelling per acre) and adjacent to future Agri Tourism land uses. Designated the site of a "Village Development" in the Agri Tourism Land Use Plan (2012) an amendment to the 2025 Master Plan.

Public Services: County Council District 2 – Joe Brazil  
School District – Washington School District  
Fire District – Augusta Fire District

Utilities: Water –Public Water Supply District #2 service area  
Sewer–Public Water Supply District #2 service area (City of Augusta) for  
Parcel Account No. T091300017

Parcel Account Nos.: T091300017 and 192210A000

The purpose of this rezoning request is to facilitate the construction of conference/event/lodging center called Hoffmann Lodge, with related guest services, and centered around its location within the Augusta American Viticultural Area (AVA).

This rezoning request includes two parcels totaling 77.39 acres. Parcel 1 is 29.23 acres and Parcel 2 is 48.16 acres. Parcel 1 is the northern parcel and Parcel 2 is the southern parcel.

This rezoning application is related to two conditional use permit applications (CUP21-14 and CUP21-15) also scheduled for public hearings at the August 18, 2021 Planning and Zoning Commission meeting. These two CUPs include a conference/event/lodging center in the AT District, and a landing pad for a heliport in the A, Agricultural District. The CUPs will largely be addressed in other staff memoranda.

The location of this proposed AT District zoning is adjacent to the City of Augusta and within walking or biking distance of downtown destinations, including two wineries and a brewery, restaurants and shopping/services, and the Katy Trail State Park (one half mile distant).

The 2030 Future Land Use Map recommends Rural Residential uses (less than 1 dwelling per acre) for this property and is adjacent to recommended Agri-Tourism land uses.

St. Charles County in 2012 adopted a Agri-Tourism Land Use Plan as an amendment to the 2025 Master Plan. The Agri-Tourism Land Use Plan includes the subject properties in the “Agri-Tourism Area” and designates the location of the subject properties for a future “Village Development”. A copy of the Agri-Tourism Land Use Plan is attached.

In conformance with the Agri-Tourism Land Use Plan, the St. Charles County Council approved Ordinance 12-090, effective January 12, 2013, which established the AT, Agricultural Tourism District. The subject application is the first Zoning Map amendment request for AT District zoning.

The purpose of the Agricultural Tourism District (Section 405.085 of the County Code) is as follows:

“The intent of this district is to provide for agricultural, recreational, wildlife, open space, and farming uses, as well as agriculture- or winery-related tourism uses and economic development in a way that protects and preserves agricultural land and open space, and discourages premature and disassociated urban development. Specifically, the intent is to authorize agriculture- and winery-related tourism as conditional uses in rural areas subject to a minimum lot size of forty (40) acres and special development standards to ensure low concentrations of such uses within the district and adjoining areas so that their rural agricultural character is maintained while allowing these more intensive uses within the district. Such uses are declared to be agriculture-related because sited on large tracts mostly dedicated to agricultural and open-space uses. The following are declared to be agriculture- or winery-related tourism uses: conference/events/lodging center, dinner theater, farm stands (commercial), gallery or museum, golf course clubhouse, microbrewery, outdoor theater, restaurant, rural recreational activity, winery, winery farmers' market, and winery lodging.”

The AT district standards include 12 conditional uses which are all subject to site development restrictions and architectural restrictions to ensure such uses would promote high quality and

attractive developments in the County's wine district. The district requires a minimum lot size of 40 acres with a minimum of 5 acres of wine grapes being cultivated to ensure a winery related or tourism related use is maintained on site. To prevent over development of rural properties, the footprint of agricultural tourism conditional uses may not exceed 7% of the total acreage of the subject property. Other open space on the property shall be used for agricultural uses or open space.

The AT District includes architectural standards to support the aesthetics and natural views of the area and build a positive image to support tourism. Any land use to be approved in this District would have to conform to the many restrictions provided in this District and limit negative land use impacts on the area.

The subject parcels adjoin single-family residences and a church. However, the AT District standards, such as its limitation to 7% development of the site, should reduce land use impacts for these neighboring uses. Additionally, vehicular access to the site will be accomplished from Missouri Highway 94 and avoid necessarily introducing lodge traffic onto Augusta streets.

Following a review of the development site and Hoffmann Lodge concept plan proposed with the related conditional use permit application, County staff advises that the application conforms to the Village Development concept in the County's Agri-Tourism Land Use Plan (2012) as well as to AT District minimum standards.

### **RECOMMENDATION**

**County staff recommends that the Planning and Zoning Commission recommend that the County Council approve this zoning map amendment.**

