



DATE: August 30, 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 - 910 EAST HIGHWAY N**

Application No:	RZ21-15
Property Owner:	R. Stephen and Catherine M. Barnett, and Donald C. and Marianne Mollison
Applicant:	Lombardo Homes of St. Louis, LLC
Current Zoning:	A, Agricultural District
Requested Zoning:	R3B, Multi-Family Residential District (29.56 acres), and R1E, Single-Family Residential District (47.11 acres)
2030 Master Plan:	Recommends low density residential uses
Rezoning Area:	Approximately 76.67 acres
Location:	On the south side of Highway N, approximately 900 feet east of Gallop Lane; near the cities of Wentzville, O'Fallon, and Lake St. Louis
County Council District:	2
Account Nos.:	759870E000 and A860003141

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

# Application RZ21-15

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  - ◆ Opposition - Thomas M. Alexander, Sr.
  - ◆ Support - Tim Welker
- Planning and Zoning Commission minutes from the August 18, 2021 meeting



Planning and Zoning Division

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August 30, 2021

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

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2030 Master Plan:	Low Density Residential land uses (1 to 4 dwellings per acre)
Rezoning Area:	Approximately 76.67 acres
Location:	on the south side of Highway N, approximately 900 feet east of Gallop Lane; near the cities of Wentzville, O'Fallon, and Lake St. Louis
County Council District:	2
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Approval of this bill would amend St. Charles County's Zoning Map for two parcels totaling 76.45 acres, located south of Highway N and west of Hopewell Road. The purpose of this rezoning is to facilitate the development of Autumn Hollow Subdivision, a proposed single-family and multi-family residential development with approximately 418 dwellings (108 single-family detached homes, 130 villas, and 180 apartment dwellings). A concept plan for the development is included within the packet for informational purposes.

Duckett Creek Sanitary District is proceeding with plans to construct a new sewage treatment plant on Dardenne Creek, south of the subject properties and west of Hopewell Road. This new facility would open a new area south of Hwy N and north of Dardenne Creek to more compact, suburban-density development. The City Council of the City of O'Fallon is now considering bills to annex 272 acres adjoining the subject property to the east; establish residential, commercial, and industrial zoning; and approve a plat for Harvest Subdivision for approximately 895 dwellings. Approximately 1,300 residences are planned in both Autumn Hollow and Harvest combined.

The developers commissioned a traffic study which takes into account traffic expected to be generated by both Autumn Hollow and Harvest. Off-site transportation improvements may be necessary but would be addressed at the Preliminary Plat stage.

The 2030 Master Plan recommends future Low Density Residential land uses (1 to 4 dwellings per acre). The Plan defines the category as located in the Urban Service Area and connected to central water and central sewer; and providing transitions between less intensive uses, such as single-family residences, and higher intensive residential uses, such as townhomes. It should be noted that the 2030 Master Plan's future land use recommendations for the Highway N corridor have remained essentially unchanged since the 2020 Master Plan which the County adopted in July 2008. More recently, transportation planning studies, such as the St. Charles County Traffic Demand Model, and the Missouri Department of Transportation's Highway N Corridor study, indicate that Highway N is expected to be the major grown corridor for unincorporated St. Charles County over the next few decades, presuming that the area can be served by public sanitary sewer service. St. Charles County has begun acquiring right-of-way to widen Highway N from two to four lanes in front of this property.

This proposed rezoning plan would locate multi-family residential uses adjacent to Highway N which is preferable from a transportation planning standpoint. And from a density standpoint, the proposed development would be less dense (and half the size) of the proposed Harvest development under consideration by the City of O'Fallon.

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

Speakers:          2   Support      0   Opposed          0   Concerns

Letters on file:     1   Support      1   Opposed          0   Concerns

Agency Letters on File: Opposition - City of Wentzville

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,



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:** Ellie Marr, CFM

**Application No.:** RZ21-15

**Date:** August 10, 2021

**BACKGROUND:**

Property Owners: Stephen Barnett, Catherine Barnett, Donald Mollison, and Marianne Mollison

Applicant: Lombardo Homes of St. Louis, LLC

Requested Actions: Amend the Zoning Map from A, Agricultural District, to:  
(1) R1E, Single Family Residential District (minimum lot size 7,000 square feet); and  
(2) R3B, Multi-Family Residential District (maximum of 20 dwellings per acre)

Location: 910 E. Hwy N; south side of Highway N, approximately 900 feet east of Gallop Lane near the cities of Wentzville, O’Fallon, and Lake St. Louis

Current Land Use: Agricultural (cultivation) and farmhouse

Adjacent Land Use and Zoning:

Direction	Zoning	Land Use
North	A, Agricultural District	Single Family Residence and Agricultural (cultivation)
South	A, Agricultural District	Agricultural
East	C2, General Commercial District and A, Agricultural District	Planned storage unit facility and Agricultural (currently cultivated with planned residential development, City of O’Fallon)
West	A, Agricultural District	Single Family Residences and Agricultural (cultivation)

2030 Master Plan: Recommends Low Density Residential uses (1-4 dwellings per acre)

Public Services: County Council District 2 – Joe Brazil  
School District – Wentzville School District  
Fire District – Wentzville Fire Protection District

Utilities: Water – Public Water Supply District #2  
Sewer – Duckett Creek Sanitary District

Parcel Account Nos.: A860003141 and 759870E000

This Zoning Map amendment request includes 2 parcels totaling 76.45 acres. The first parcel that fronts on Highway N is 4.88 acres and the second parcel located to the south and west of this parcel is 71.57 acres. Both parcels are currently zoned A, Agricultural District. The applicant is requesting that 29.55 acres be rezoned to R3B, Multi-Family Residential District (maximum of 20 dwellings per acre), and the remaining 47.11 acres be rezoned to R1E, Single Family Residential District (7,000 square foot minimum).

The applicant has submitted a related Autumn Hollow Preliminary Plat which proposes 418 dwellings total (108 single-family detached homes, 130 villas, and 180 apartment dwellings). The Autumn Hollow Preliminary Plat is scheduled to be reviewed at the September 15, 2021 Planning and Zoning Commission meeting.

The Duckett Creek Sanitary District's recent announcement that the District proposes to build a new sewage treatment plant on Dardenne Creek, south of the subject properties and near Hopewell Road, has spurred not only the Autumn Hollow development proposal but also a larger development bordering to the east to be called "Harvest". The City of O'Fallon's Planning and Zoning Commission reviewed a 263-acre residential/commercial/industrial Planned Unit Development (PUD) for Harvest at their August 5, 2021 meeting. The O'Fallon City Council has a public hearing and first reading scheduled for August 12, 2021 regarding voluntary annexation and zoning approvals. The overall development plan for The Harvest can be viewed online at [Harvest Area Plan Zoning Exhibit](#).

In light of recent demand for commercial and residential development within the Highway N corridor, the St. Charles County Council recently approved a rezoning request for the property adjoining to the east and fronting on Highway N, from A, Agricultural District, to C2, General Commercial District. A related conditional use concept plan for this adjoining property shows driveway access to a newly proposed street to serve Autumn Hollow, as opposed to a separate driveway to Highway N.

## **Analysis**

The 2030 Future Land Use Plan recommends future Low Density Residential land uses (1 to 4 dwellings per acre) for much of the Highway N corridor with the exception of commercial nodes ("Mixed Use Activity Centers") at intersections with arterial roadways. The Master Plan describes the Low Density Residential land use category as follows:

*Primary Uses: This land use category allows for single-family residences at a density of 1 to 4 dwelling units per acre. The single family residences are normally detached units and have urban services (central water distribution and sanitary sewers). Lot sizes in these areas can vary from approximately 0.25 acre to 1 acre. Clustering development is encouraged.*

*Secondary Uses: Supporting and complementary uses, including open space and recreation, schools, places of worship, and other public or civic uses are also appropriate in this category. Senior housing is appropriate if compatible with the surrounding area.*

The land use category is further described as located within the Urban Service Area (USA); connected to central water and central sewer; and providing transitions between less intense uses on neighboring properties, such as single-family residence, and proposed higher intensity uses, such as townhomes.

It should be noted that the 2030 Master Plan's future land use recommendations for the Highway N corridor have remained essentially unchanged since the 2020 Master Plan which the County adopted in July 2008. In a broad-brush fashion, the Future Land Use Map in the 2020 Master Plan recommended Mixed Use commercial along the entire Highway N corridor frontage with Low Density Residential (1-4 dwellings per acre) land uses both north and south of Highway N. More recent

transportation planning studies, such as the St. Charles County Traffic Demand Model, and the Missouri Department of Transportation's Highway N Corridor study, indicate that Highway N is expected to be the major grown corridor for unincorporated St. Charles County over the next few decades, presuming that the area can be served by public sanitary sewer service. St. Charles County has begun the process of acquiring right-of-way to widen Highway N from two to four lanes in front of this property.

A traffic study was prepared by transportation engineers which takes into account traffic expected to be generated by both Autumn Hollow and Harvest. Off-site transportation improvements may be necessary but would be addressed at the Preliminary Plat stage.

This proposed rezoning plan would lay out Autumn Hollow such that higher density development would be adjacent to Highway N which is preferable from a transportation planning standpoint. And from a density standpoint, the proposed development would be less dense than the proposed Harvest development to be annexed and constructed within the City of O'Fallon.

### **RECOMMENDATION**

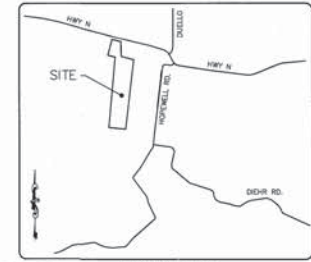
**County staff recommends that the Planning and Zoning Commission recommend that the County Council approve the requested zoning map amendment.**



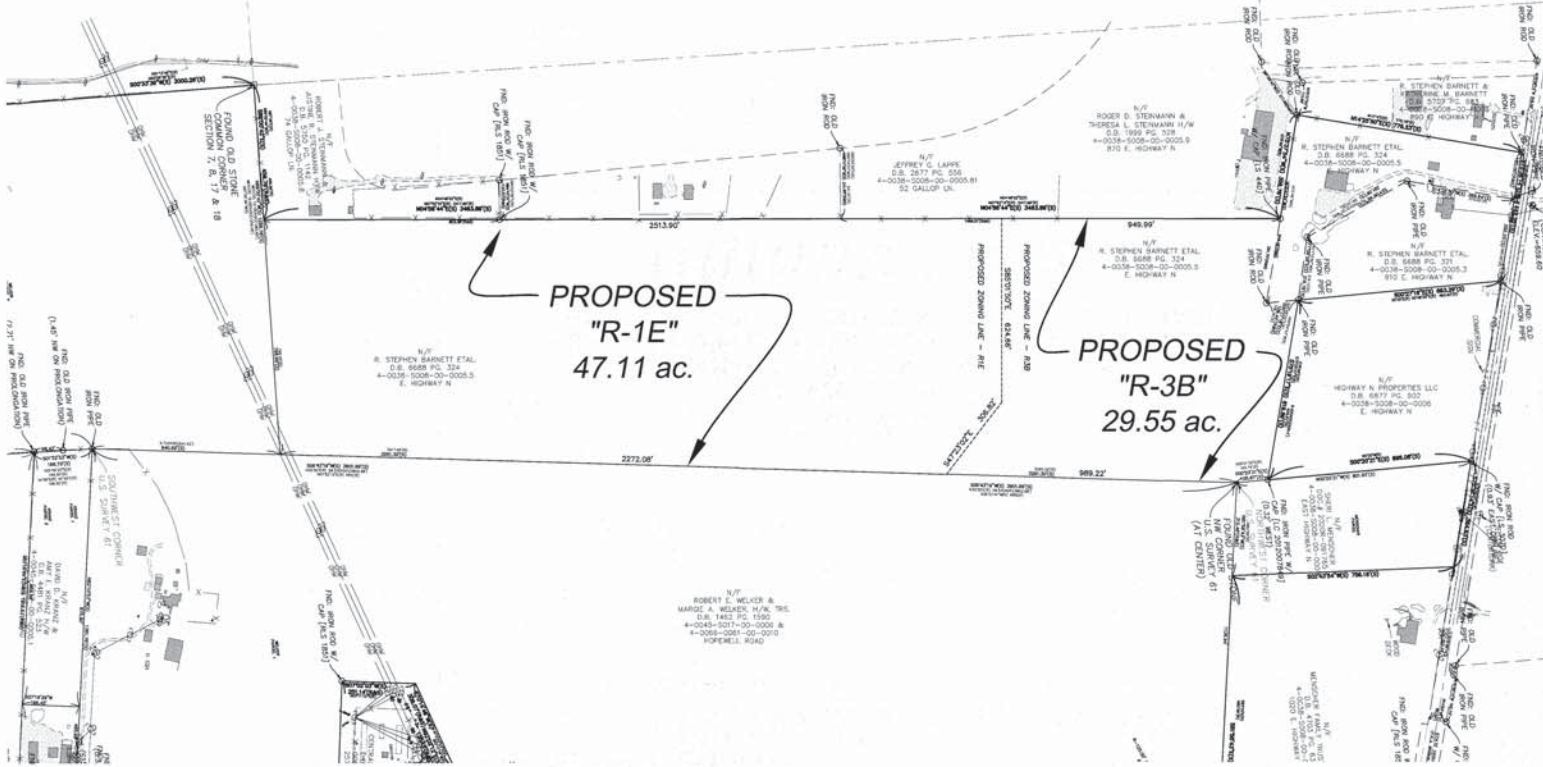


# Autumn Hollow

A TRACT OF LAND LOCATED IN FRACTIONAL SECTIONS 8 AND 17  
AND IN U.S. SURVEYS 61 AND 418, TOWNSHIP 46 NORTH, RANGE 2  
EAST OF THE FIFTH PRINCIPAL MERIDIAN,  
ST. CHARLES COUNTY, MISSOURI  
Zoning Plan



LOCATION MAP  
N.T.S.  
PROJECT ZIP CODE 63368



PROPOSED  
"R-1E"  
47.11 ac.

PROPOSED  
"R-3B"  
29.55 ac.

**LEGAL DESCRIPTION (OVERALL):**

A TRACT OF LAND LOCATED IN FRACTIONAL SECTIONS 8 AND 17 AND IN U.S. SURVEYS 61 AND 418, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT AN OLD STONE FOUND AT THE NORTHWEST CORNER OF U.S. SURVEY 61 OF ABOVE-SAD TOWNSHIP AND RANGE, THENCE ALONG THE WEST LINE OF SAID U.S. SURVEY 61, SOUTH 09°43'19" WEST, 3281.50 FEET TO A POINT ON THE SOUTH LINE OF ABOVE-SAD SECTION 8, THENCE LEAVING SAID WEST LINE AND ALONG SAID NORTH LINE OF SECTION 8, NORTH 04°56'44" EAST, 345.89 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, NORTH 04°56'44" EAST, 345.89 FEET TO A FOUND IRON ROD WITH CAP, THENCE NORTH 75°37'54" WEST, 358.76 FEET TO A FOUND IRON ROD, THENCE NORTH 14°25'50" EAST, 778.23 FEET TO A FOUND IRON PIPE ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY N, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 75°38'14" EAST, 442.25 FEET TO A FOUND IRON PIPE, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 02°27'18" EAST, 892.29 FEET TO A FOUND IRON PIPE, THENCE SOUTH 75°19'17" EAST, 519.89 FEET TO A POINT FROM WHICH A FOUND IRON PIPE WITH CAP BEARS NORTH 75°19'17" WEST, 0.32 FEET; THENCE SOUTH 02°27'18" EAST, 150.87 FEET TO THE POINT OF BEGINNING AND CONTAINS 3.39,843 SQUARE FEET OR 76.967 ACRES, MORE OR LESS ACCORDING TO SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF MARCH, 2021 UNDER ORDER NUMBER 17-09-234.

**LEGAL DESCRIPTION (PROPOSED R-1E):**

A TRACT OF LAND LOCATED IN FRACTIONAL SECTION 8, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT AN OLD STONE FOUND AT THE NORTHWEST CORNER OF U.S. SURVEY 61 OF ABOVE-SAD TOWNSHIP AND RANGE, THENCE ALONG THE WEST LINE OF SAID U.S. SURVEY 61, SOUTH 09°43'19" WEST, 899.22 FEET TO THE ACTUAL POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, THENCE CONTAINING ALONG SAID WEST LINE, SOUTH 09°43'19" WEST, 2272.08 FEET TO A POINT ON THE SOUTH LINE OF ABOVE-SAD SECTION 8, THENCE LEAVING SAID WEST LINE AND ALONG SAID NORTH LINE OF SECTION 8, NORTH 09°43'19" WEST, 788.89 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, NORTH 04°56'44" EAST, 2513.90 FEET TO A POINT, THENCE LEAVING SAID SOUTH LINE, NORTH 04°56'44" EAST, 2513.90 FEET TO A POINT, THENCE SOUTH 80°57'07" EAST, 824.88 FEET TO A POINT; THENCE SOUTH 47°32'07" EAST, 306.82 FEET TO THE POINT OF BEGINNING AND CONTAINS 2,002,103 SQUARE FEET OR 47,110 ACRES, MORE OR LESS ACCORDING TO SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF MARCH, 2021 UNDER ORDER NUMBER 17-09-234.

**LEGAL DESCRIPTION (PROPOSED R-3B):**

A TRACT OF LAND LOCATED IN FRACTIONAL SECTION 8, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT AN OLD STONE FOUND AT THE NORTHWEST CORNER OF U.S. SURVEY 61 OF ABOVE-SAD TOWNSHIP AND RANGE, THENCE ALONG THE WEST LINE OF SAID U.S. SURVEY 61, SOUTH 09°43'19" WEST, 899.22 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, NORTH 47°32'07" WEST, 306.82 FEET TO A POINT; THENCE NORTH 85°01'00" WEST, 624.88 FEET TO A POINT; THENCE NORTH 04°56'44" EAST, 849.89 FEET TO A FOUND IRON ROD WITH CAP; THENCE NORTH 75°37'54" WEST, 358.76 FEET TO A FOUND IRON ROD; THENCE NORTH 14°25'50" EAST, 778.23 FEET TO A FOUND IRON PIPE ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY N, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 75°38'14" EAST, 442.25 FEET TO A FOUND IRON PIPE, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 02°27'18" EAST, 892.29 FEET TO A FOUND IRON PIPE, THENCE SOUTH 75°19'17" EAST, 519.89 FEET TO A POINT FROM WHICH A FOUND IRON PIPE WITH CAP BEARS NORTH 75°19'17" WEST, 0.32 FEET; THENCE SOUTH 02°27'18" EAST, 150.87 FEET TO THE POINT OF BEGINNING AND CONTAINS 1,287,528 SQUARE FEET, OR 29,557 ACRES, MORE OR LESS ACCORDING TO SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF MARCH, 2021 UNDER ORDER NUMBER 17-09-234.

**SURVEYOR'S CERTIFICATION:**

THIS IS TO CERTIFY THAT I HAVE, DURING THE MONTH OF JULY, 2021, AT THE REQUEST OF LOMBARDO HOMES OF ST. LOUIS, LLC, PREPARED A ZONING PLAN OF "AUTUMN HOLLOW", A TRACT OF LAND LOCATED IN FRACTIONAL SECTIONS 8 AND 17 AND IN U.S. SURVEYS 61 AND 418, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY

*J.A.H.*  
JAMES A. HENSON  
7-24-2021



1	7-2-2021	INITIAL SUBMITTAL
2	7-29-2021	COUNTY COMMENTS

Lombardo Homes of St. Louis, LLC  
2299 TECHNOLOGY DRIVE  
OFF FALLON, MISSOURI 63368

THE STERLING COMPANY  
ENGINEERS & SURVEYORS  
5008 New Baumgartner Road  
Falls Church, VA 22041  
Ph: 312-437-0400 Fax: 312-432-2844  
www.sterling-eng-va.com  
Corporate Certificate of Authority #011468

Autumn Hollow  
ST. CHARLES COUNTY, MISSOURI  
ZONING PLAN

DATE: 7-29-2021  
MICHAEL G. BOERDING  
License No. E-29843  
Professional Engineer

20-09-327  
Date: July 29, 2021  
Designed MF  
Drawn: SL  
Checked: PRE

"THIS PLAT IS NOT FOR RECORD"