

# APPLICATION CUP21-18

## CONDITIONAL USE PERMIT REQUEST - 2818 SOUTH POINT PRAIRIE ROAD

Application No: CUP21-18  
Property Owner: Chickadee Acres, LLC  
Applicant: Lisa Mallon  
Current Zoning: A, Agricultural District  
2030 Master Plan: Recommends low density residential uses  
Conditional Use Request: A bed and breakfast residence (up to 10 guests per night)  
Parcel Size: 11.20 acres  
Location: On the east side of South Point Prairie Road, Approximately 2,000 feet north of Dyer Road  
County Council District: 2  
Account No.: T072100013

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### **CONTENTS:**

- Staff Recommendation
- Photo(s) of Site
- Aerial Photo
- Surrounding Zoning Map
- 2030 Land Use Map
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- Project Narrative
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  - ◆ None

**STAFF RECOMMENDATION**

**To:** County Planning & Zoning Commission  
**Application No.:** CUP21-18

**Prepared by:** Mark Price Jr. AICP, CFM  
**Date:** November 9, 2021

**BACKGROUND:**

Owner: Chickadee Acres, LLC

Applicant: Lisa Mallon

Requested Action: A conditional use permit for a bed and breakfast residence (up to 8 guests per night)

Location: 2818 South Point Prairie Road; on the east side of South Point Prairie Road, approximately 2,000 feet north of Dyer Road

Current Zoning: A, Agricultural District

Current Land Uses: Agricultural and Single-Family Residential (one home)

Adjacent Land Uses and Zoning:

Direction	Zoning	Land Use
North	A, Agricultural District	Single-Family Residential
South	A, Agricultural District	Single-Family Residential
East	A, Agricultural District	Forested land and Agricultural
West	A, Agricultural District	Single-Family Residential

2030 Master Plan: Recommends Rural Residential uses (less than 1 dwelling per acre)

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

Utilities: Water –Public Water Supply District #2 service area  
Sewer–individual waste water treatment systems

Parcel size: 11.2 acres

Parcel Account Number: T072100013

The following conditional use narrative statement is provided by the applicant:

“I am the single-member owner of Chickadee Acres, LLC, registered with the State of Missouri. This LLC has recently purchased 11 acres in unincorporated Wentzville, which includes a lovely

3,543-sqft, 4-bedroom, 3.5-bath home, from which I would like to operate a Bed and Breakfast called Chickadee Farm. A Fictitious Name has already been registered with the Secretary of State for this business, but I am waiting for your approval before inviting the public to come into my home for business purposes.”

“The home and land will have the following intended uses: overnight lodging up to 8 people per night for no more than one week at a time.”

Additional planned improvements include “logging timber; clearing wooded areas; making driveways, roads and parking; building a barn; adding 8-30 farm animals in addition to the cats, dogs, chickens and quail already existing; fencing the pastures and along the property line; adding a bridge, gazebo, outhouse with storage closet, benches and a dock to the lake area; putting signs on South Point Prairie Road; improving the mailbox; erecting a large sign at the entrance to my property; placing various inspirational signs along the trails; adding electricity and water to the barn; planting gardens; landscaping in front of the house; adding a sprinkler system; and adding solar panels, if necessary.” None of these additional improvements require conditional use permit approval over than for erecting a sign.

Section 405.060 of the County Code defines a “Bed and Breakfast Residence” as follows:

“A facility for overnight lodging where five (5) or more bedrooms are available to the transient public for overnight stay; where there is one (1) off-street parking space for each guest room and for the host; also where breakfast is served. Typically, the host personally interacts with guests in order to better acquaint the guests with the community, and provides hospitality such as that being afforded any house guest.”

The proposed conditional use for the bed and breakfast residence includes overnight lodging for up to 8 persons per night and seven off-street parking spaces. Under the above definition, a host must reside within the residence to interact with guests.

The County’s sign code would allow one ground sign not to exceed 32 square feet in area and could be placed within view of S. Point Prairie Road. (Section 405.475.A.1.d of the County Code)

### **CUP ANALYSIS**

Conditional use permits are evaluated based on criteria established within the Unified Development Ordinance. Section 405.510.B of the County Code specifies the following factors in considering and reporting on Conditional Use Permit applications:

1. Would establishing, maintaining, or operating the conditional use be detrimental to or endanger public health, safety, or the general welfare?
2. Would the conditional use injure the use and enjoyment of other property in the immediate vicinity for the purposes already permitted?
3. Would the conditional use injure the aesthetic and/or scenic values of the vicinity?
4. Would the conditional use substantially diminish or impair property values within the neighborhood?
5. Would the conditional use impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district?

Staff will address each of these five questions for the Conditional Use Permit listed below.

#### **1. Would establishing, maintaining, or operating the conditional use be detrimental to or endanger public health, safety, or the general welfare?**

Given the 11-acre size of the subject parcel, and with the scale of this bed and breakfast being limited to no more than 8 persons, and with only 3 rooms for rent, the anticipated land use

impacts would be minimal. The County's Building and Code Enforcement Division is currently working with the applicant to address building codes involved with operating a bed and breakfast residence. Staff does not foresee any significant impacts on the health, safety or general welfare of the public.

**2. Would the conditional use injure the use and enjoyment of other property in the immediate vicinity for the purposes already permitted?**

Due to the limited scale of this proposed use, County staff does not foresee injury to the use and enjoyment of other property in the immediate vicinity.

**3. Would the conditional use injure the aesthetic and/or scenic values of the vicinity?**

The only visible changes would be the installation of additional parking for guests and installation of a sign viewable from S. Point Prairie Road. The applicant is proposing installing 7 parking spaces near the home around the perimeter of the proposed circle drive. This would appear residential in nature. This should minimize any impact on the aesthetic or scenic values of the vicinity. The County's sign code would limit signage with a maximum size of 32 square feet in area.

**4. Would the conditional use substantially diminish or impair property values within the neighborhood?**

Staff sees no evidence to demonstrate that the proposed use would diminish or impair property values.

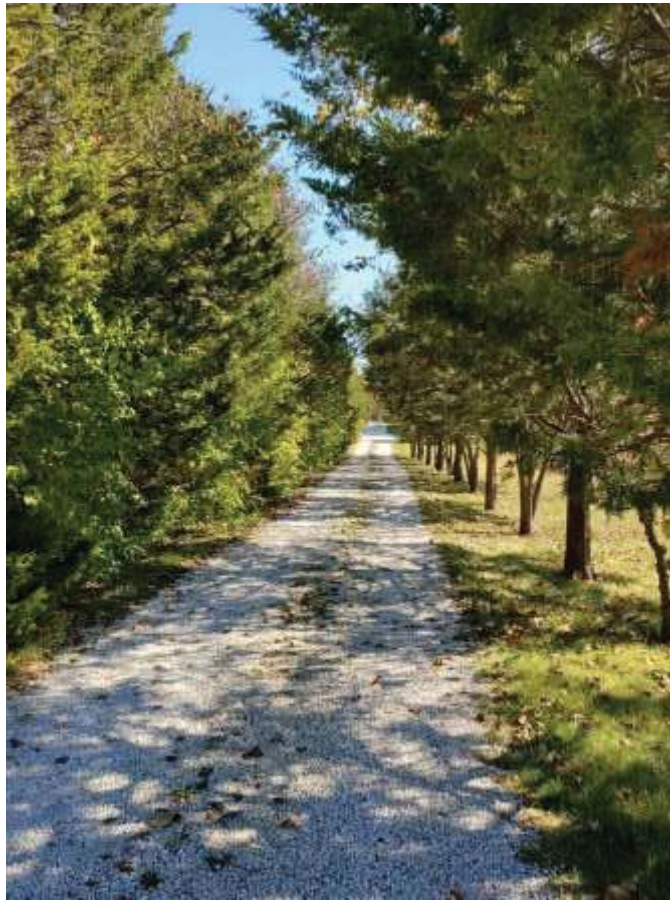
**5. Would the conditional use impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district?**

No proposed use would be carried on within an existing residence. No additional bed-and-breakfast-residence structures are proposed for this conditional use so the use would not impede the normal and ordinary development of the surrounding properties.

**RECOMMENDATION**

County staff recommends that the Planning and Zoning Commission recommend that the County Council approve the conditional use permit with the following conditions, in conformance with Section 405.510.B of the County Code, and intended to address anticipated land use impacts:

- 1. A site plan conforming to the concept plan attached as part of Exhibit B shall be submitted to and approved by the St. Charles County Community Development Department.**
- 2. All trees illustrated on the approved site plan shall be maintained in a healthy condition with diseased or dead trees replaced.**
- 3. All vehicular parking must occur in parking areas designated on the site plan.**
- 4. No more than 8 guests shall be housed at any one time.**
- 5. Fire suppression, as required by the County's Building and Code Enforcement Division, shall be in place prior to any use of the home as a bed and breakfast.**
- 6. No conditional use shall become active until all conditions of approval have been met.**



Looking east from South Point Prairie towards  
the existing residence on the property



Existing residence on the property.





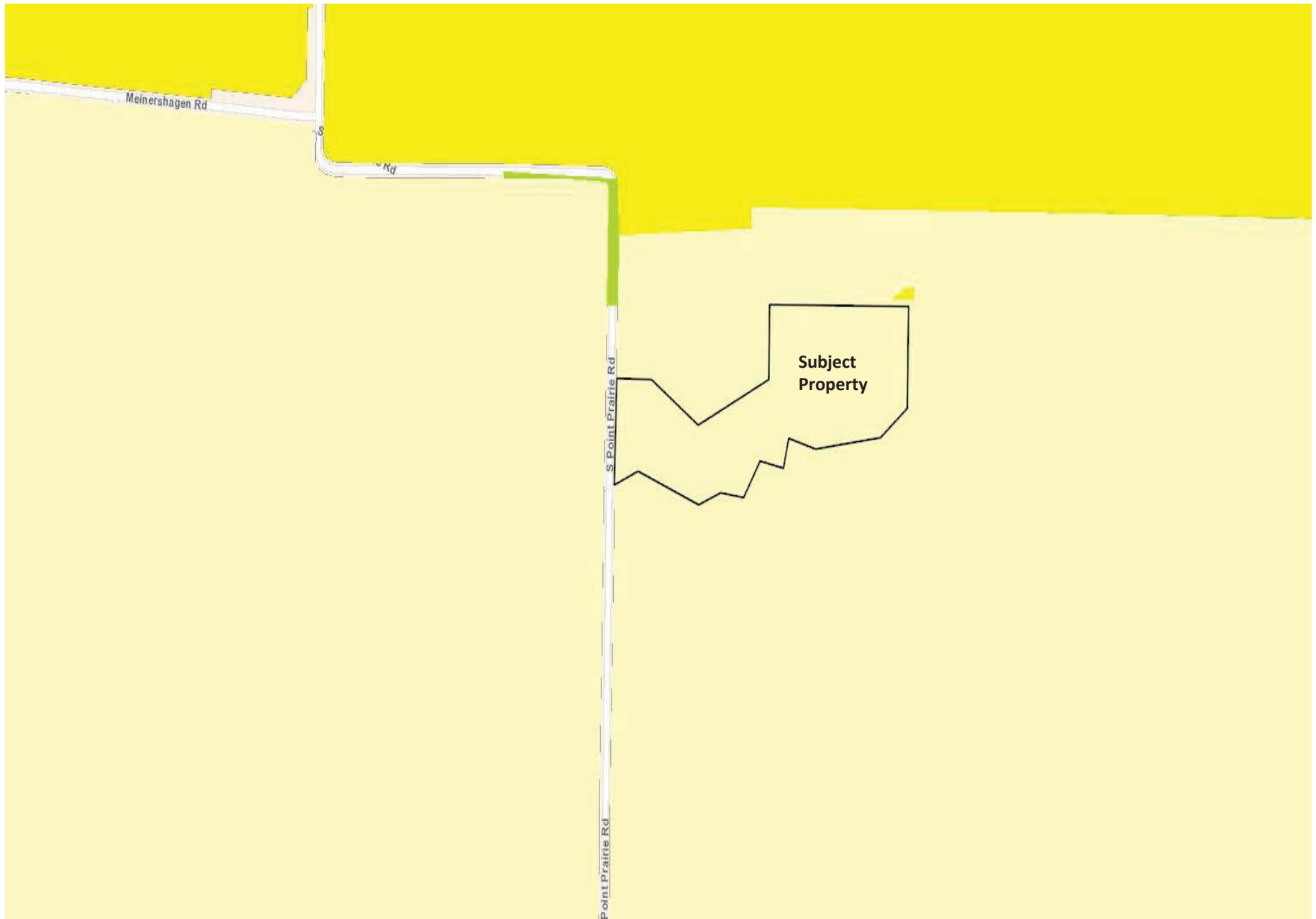
CUP21-18 - Aerial



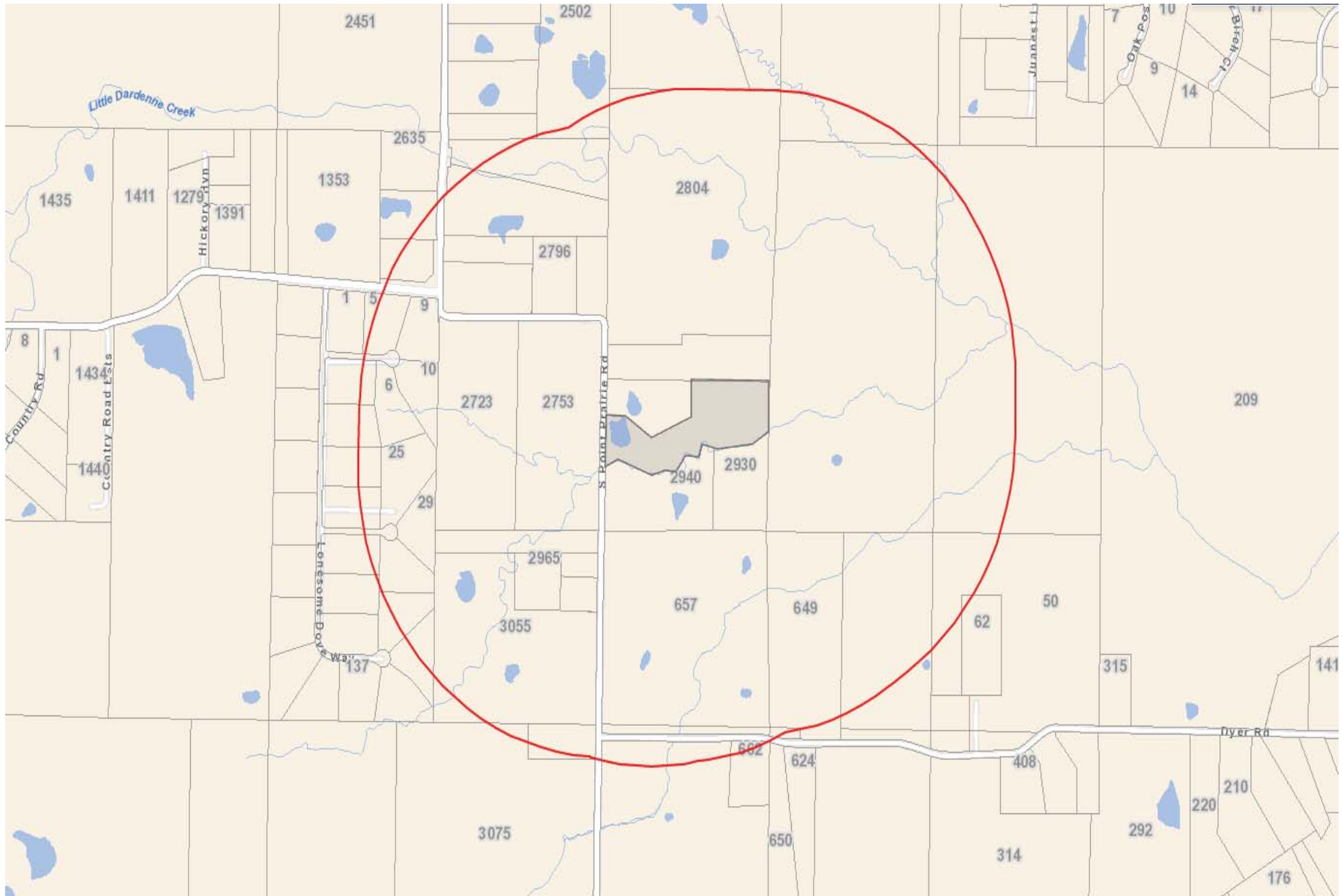


CUP21-18 - Zoning





CUP21-18 - 2030 Land Use



CUP21-18 - Notification Area Map

AMENDED Conditional Use Permit Application with Submittals

**Lisa Mallon**

Chickadee Acres, LLC dba Chickadee Farm  
2818 South Point Prairie Road  
Wentzville, MO 63385

Dear County of St. Charles,

I am the single-member owner of Chickadee Acres, LLC, registered with the State of Missouri. This LLC has recently purchased 11 acres in unincorporated Wentzville, which includes a lovely 3,543-sqft, 4-bedroom, 3.5-bath home, from which I would like to operate a Bed and Breakfast called Chickadee Farm. A Fictitious Name has already been registered with the Secretary of State for this business, but I am waiting for your approval before inviting the public to come into my home for business purposes.

The home and land will have the following intended uses: overnight lodging up to 8 people per night for no more than one week at a time. The other uses have been withdrawn because I realize my business plan was too aggressive.

Proposed improvements to include: logging timber; clearing wooded areas; making driveways, roads and parking; building a barn; adding 8-30 farm animals in addition to the cats, dogs, chickens and quail already existing; fencing the pastures and along the property line; adding a bridge, gazebo, outhouse with storage closet, benches and a dock to the lake area; putting signs on South Point Prairie Road; improving the mailbox; erecting a large sign at the entrance to my property; placing various inspirational signs along the trails; adding electricity and water to the barn; planting gardens; landscaping in front of the house; adding a sprinkler system; and adding solar panels, if necessary.

Enclosed and attached to this application are the documents you require: Deed with Legal Description, Preliminary Site Plan and \$400.

Would you please grant me the Conditional Use Permit at your earliest opportunity?

Thanks and blessings,

Lisa Mallon  
949-397-1165  
lisa@chickadeeacres.org



