

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

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 - ◆ Opposition - Rebecca Murphy
 - ◆ Opposition - Tim Almeling

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.

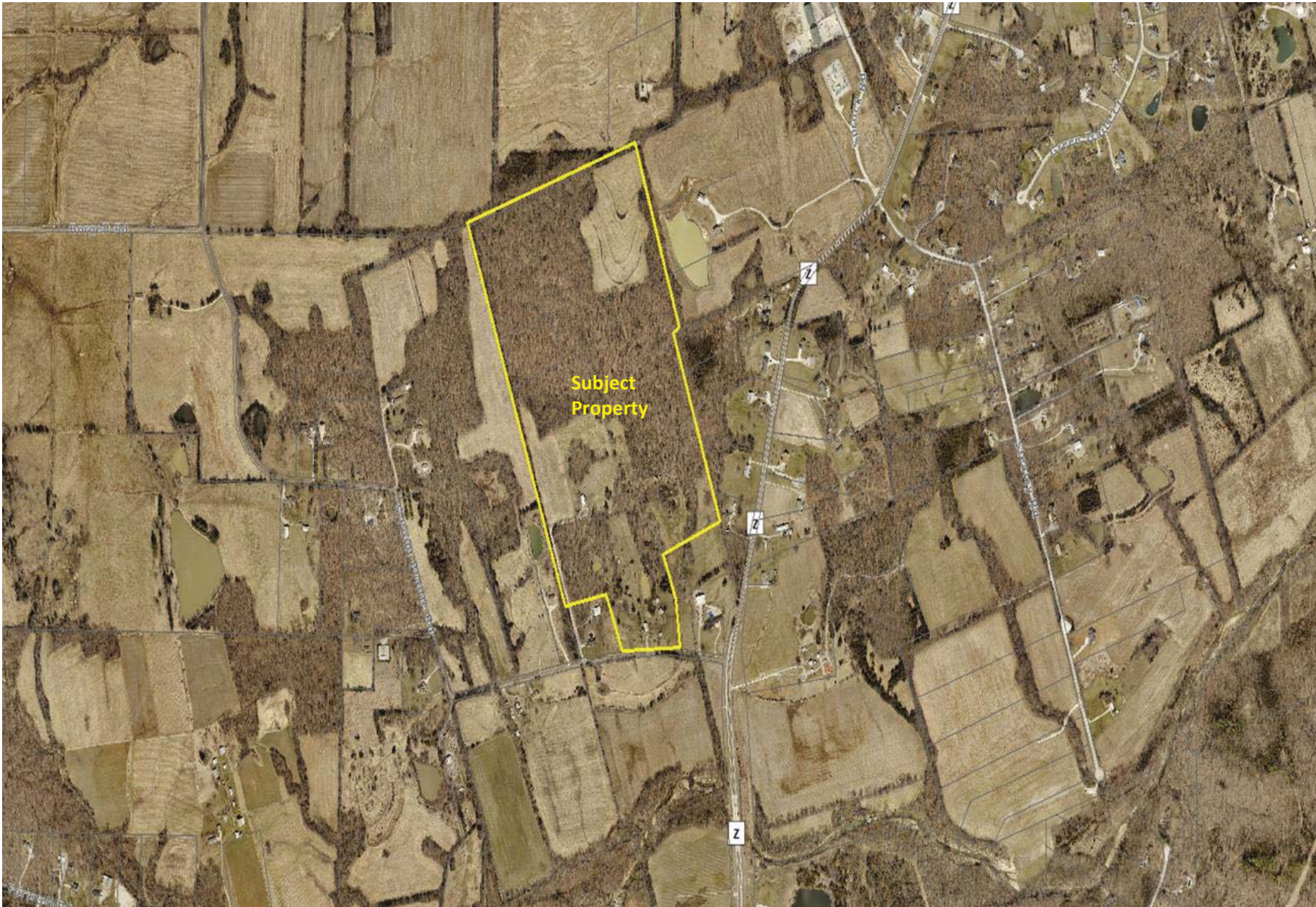
The applicant has submitted a related Saxony Ridge Preliminary Plat (PRE22-06) with 28 lots which is likewise scheduled to be reviewed at the April 20, 2022 Planning and Zoning Commission meeting. The proposed preliminary plat shows lots consistent with the proposed RR District zoning.

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.

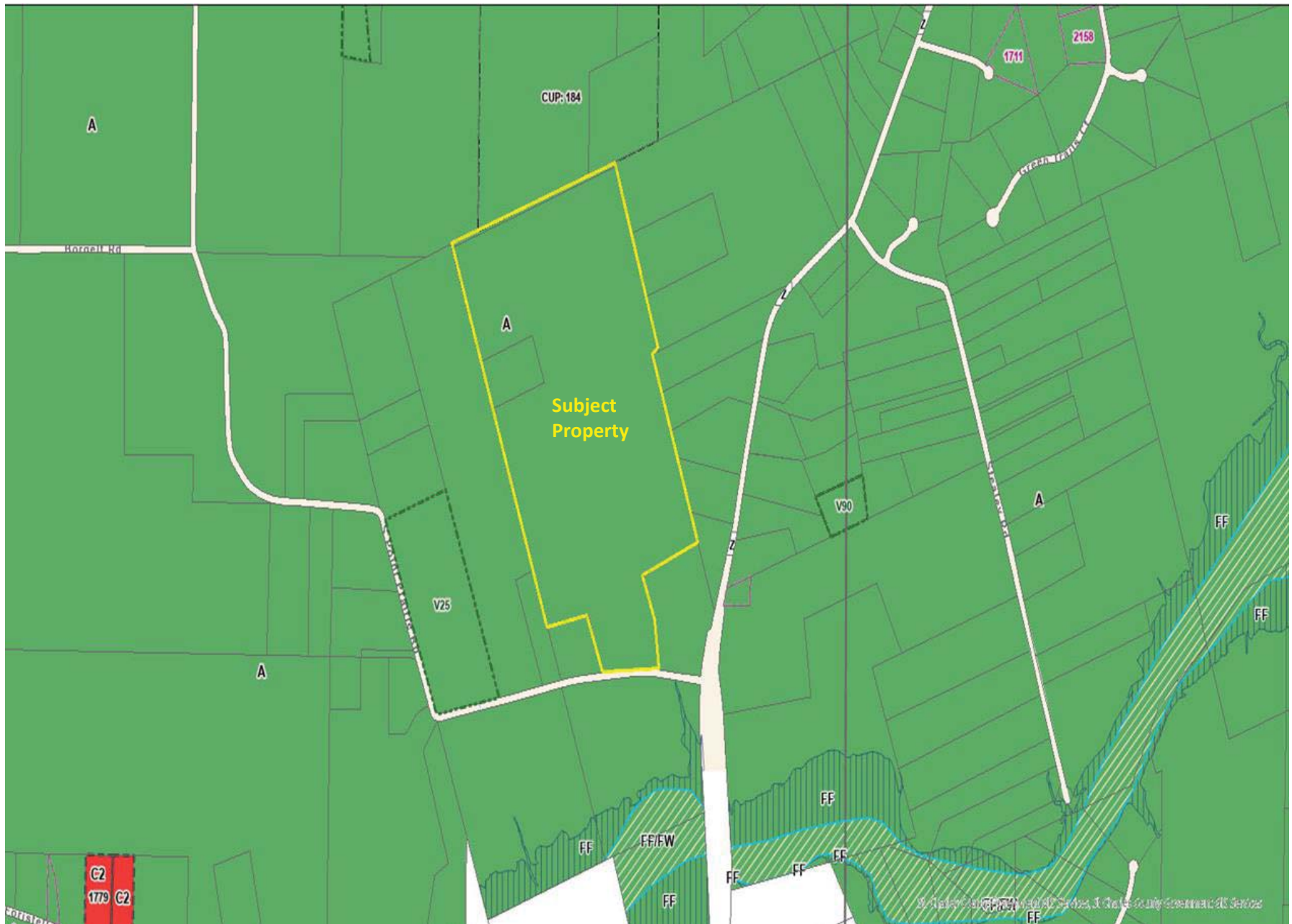
RECOMMENDATION:

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

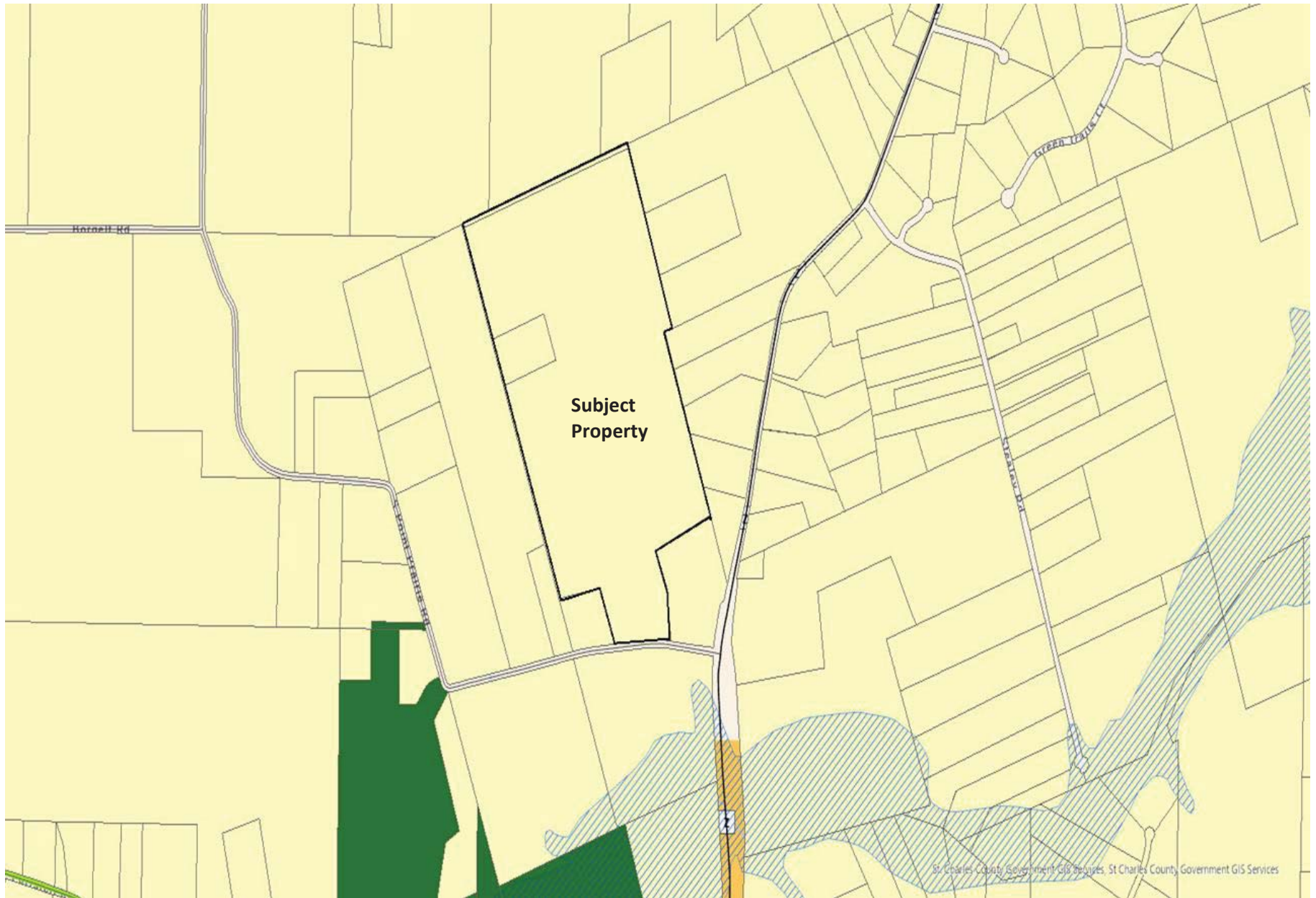




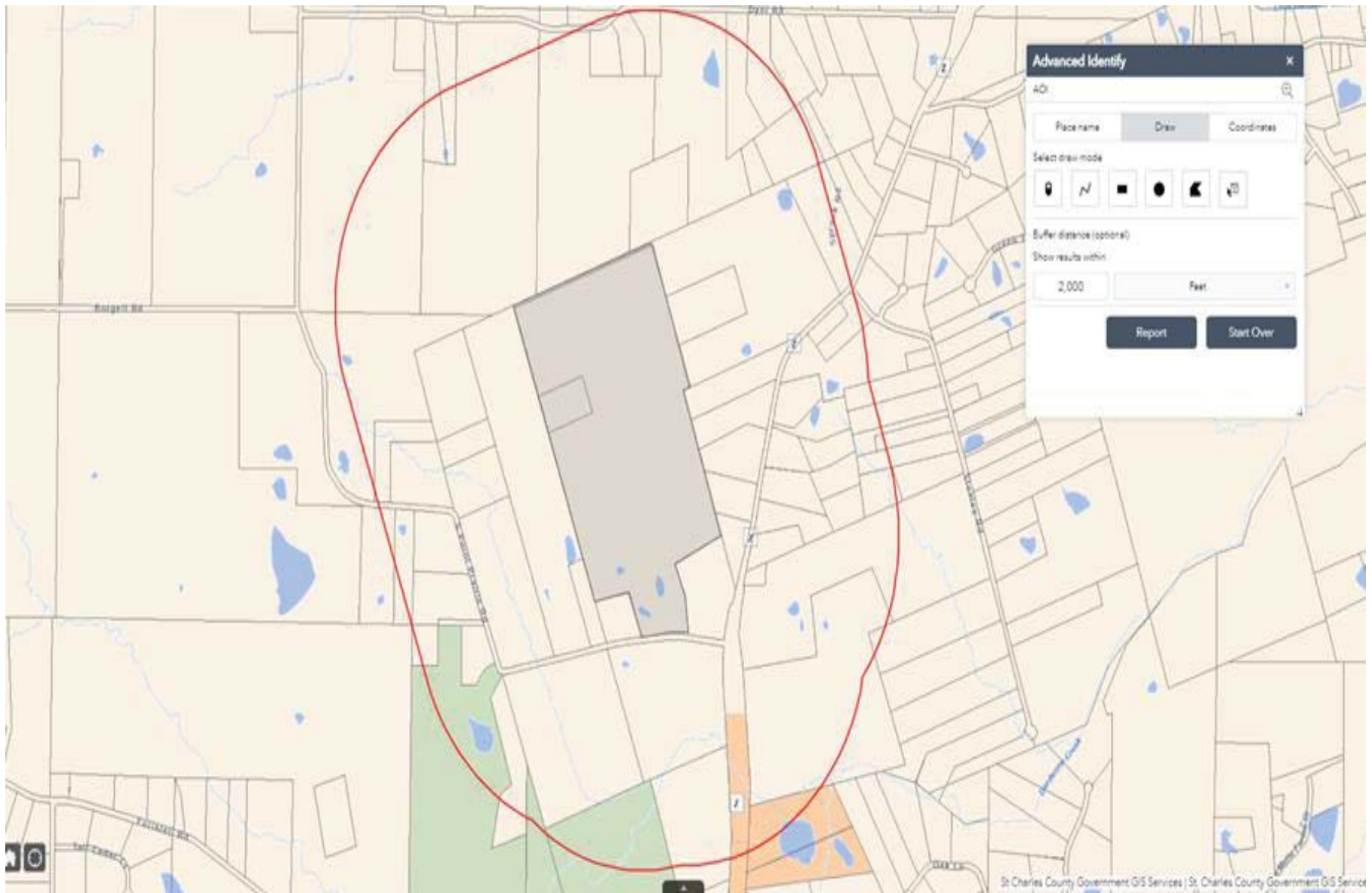
RZ22-05 - Aerial



RZ22-05 - Zoning



RZ22-05 - 2030 Land Use



RZ22-05 - Notification Area Map

April 11, 2022

Rebecca Murphy
Jodie Hemmer
3744 Hwy Z
3816 Hwy Z
Wentzville, MO 63385

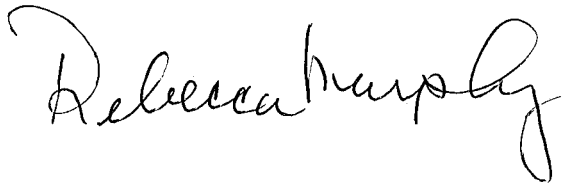
APPLICATION NO.: RZ22-05

Attention St. Charles County Planning and Zoning Division:

Being landowners of the two above properties, we strongly desire A, Agricultural District (5-acre minimum lot size). Not just for the beautification of the area, which is and should be a priority, but the unwanted traffic that those homes will bring to the area which is already at a high volume.

We urge the Planning and Zoning Division to not allow Lombardo Homes of St. Louis, LLC to be able to sell 3 acre building sites.

Respectfully,

A handwritten signature in cursive script that reads "Rebecca Murphy".

Rebecca Murphy

A handwritten signature in cursive script that reads "Jodie Hemmer".

Jodie Hemmer

From: [almeling](#)
To: [Planning](#)
Subject: RZ22-05 Rezoning request- 3866 South Point Prairie Road
Date: Thursday, April 14, 2022 1:10:56 PM

Mr. Ellis,

I object to the rezoning of 3866 South Point Prairie Road. Rezoning from 5 acre lots to 3 acre lots is not something P & Z has done in the past on both Holt Road & Foristell Road. County roadways are already narrow and congested. Highway Z is in need of repairs, with the hundreds of daily dump truck trips any additional traffic is concerning. I believe the original P&Z were correct in their A-Agricultural District.

Tim Almeling
202 Stealey Road
Wentzville MO 63385