



DATE: March 25, 2022

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 the April 11, 2022 County Council Meeting

The Community Development Department is submitting the following item for the April 11, 2022 County Council Agenda.

BILL FOR INTRODUCTION:

Planning and Zoning Commission recommends **Approval:**

REZONING REQUEST - 800 WEST HIGHWAY N

Application No:	RZ22-03
Property Owner:	Adams Family Residence Trust, and Alfred K Adams
Applicant/Developer:	Auden Development
Engineer:	Bax Engineering Company
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 low density residential uses (1-4 dwellings per acre)
Rezoning Area:	38.27 acres
Location:	1,150 feet west of Morgan Meadow Drive on the south side of West Highway N, adjacent to the City of Wentzville
County Council District:	2
Account Nos.:	734580A000, 752580A000, and 752370A000

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

Application RZ22-03

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CONTENTS:

- Synopsis
- Staff Recommendation
- Photo(s) of Site
- Aerial Photo
- Surrounding Zoning Map
- Future Land Use Map
- Notification Area Map
- Rezoning Exhibit
- Letters received
 - ◆ Opposition - James Love
- Planning and Zoning Commission minutes from the March 16, 2022 meeting

March 25, 2022

This communication summarizes the following bill to be introduced at the April 11, 2022 County Council meeting:

REZONING REQUEST - 800 WEST HIGHWAY N

Application No: RZ22-03
Property Owners: Adams Family Residence Trust, and Alfred K. Adams
Applicant/Developer: Auden Development
Engineer: Bax Engineering Company
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 Low Density Residential land uses (1-4 dwellings per acre)
Rezoning Area: 31.934 acres of three parcels totaling 38.27 acres
Location: on the south side of West Highway N, 1,150 feet west of Morgan Meadow Drive, adjacent to the City of Wentzville
County Council District: 2
Account Nos.: Part of 734580A000, part of 752580A000, and part of 752370A000

Approval of this bill would amend the St. Charles County Zoning Map for 32 acres on the south side of Highway N from A, Agricultural District, to RR, Single-Family Residential District (3-acre minimum lot size). The applicant intends to plat a single-family residential subdivision with 8 lots as opposed to the 6 lots allowed under existing zoning.

The Planning and Zoning Commission at its March 16, 2022 meeting approved the related Auden Hollow Preliminary Plat (PRE22-03) for the property, subject to the County Council's approval of this Zoning Map amendment. As sanitary sewers are presently unavailable, the zoning district's 3-acre minimum lot size will allow for sufficient acreage per homesite for individual wastewater treatment systems. The subdivision will be served by public water and fire hydrants.

The proposed 3-acre lots are in keeping with existing lot sizes to the west, north, and east which range from 1 to 7 acres. The County's 2030 Future Land Use Plan recommends Low Density Residential land uses (1 to 4 dwellings per acre).

The Planning and Zoning Commission held a public hearing on March 16, 2022 and received the following input:

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

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

7 Approval 1 Denial 0 Abstentions

Recommendation:

The Planning and Zoning Commission recommends that the County Council approve this rezoning request. County staff concurs with this recommendation as consistent with the County's 2030 Future Land Use Plan.

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: Mark Price Jr. AICP, CFM

Application No.: RZ 22-03

Date: March 8, 2022

BACKGROUND

Owner: Adams Family Residence Trust and Alfred K. Adams

Applicant: Auden Development

Current Zoning: A, Agricultural District (5 acre minimum lot size)

Requested Zoning: RR, Single-Family Residential District (3 acre minimum lot size)

Location: 800 West Highway N; on the south side of West Highway N, 1,150 feet west of Morgan Meadow Drive, adjacent to the City of Wentzville

Rezoning Area: 31.934 acres 38.27 acres (three parcels)

Parcel Account Nos.: part of 734580A000, part of 752580A000 and part of 752370A000

Current Land Use: one single-family residence

Adjacent Land Use and Zoning:

Direction	Zoning	Land Use
North	(City of Wentzville)	Vacant; and single-family residential (West Hampton Woods Subdivision)
South	A, Agricultural	Single Family residence
East	A, Agricultural	Single Family residence
West	A, Agricultural	Single Family residence

2030 Master Plan: Recommends Low Density Residential use (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 service area
Sewer – City of Wentzville service area (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 31.934 acres of the total 39.05 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 six-lot residential subdivision, and 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 8 lots but necessitate paved streets constructed to public street standards and approved through the Planning and Zoning Commission through the preliminary plat/final plat process.

The applicant has submitted a related Auden Hollow Preliminary Plat (PRE22-03) which is likewise scheduled to be reviewed at the March 16, 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 Low Density Residential land uses (1 - 4 dwellings per acre). 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.

