



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 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 **Denial**:

**PRELIMINARY PLAT FOR QUAIL RIDGE - FREYMUTH ROAD**

Application No:	PRE22-02
Property Owner:	Steepleview Farm, LLC
Applicant:	K. Andrew Weber, authorized agent
Developer:	B. Michael McMenamy
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)
Proposed Lots:	22
Area:	71.613 acres
Location:	On the on the west side of Freymuth Road, approximately 3,650 feet north of Highway P, near the Cities of St. Paul and Josephville
County Council District:	1
Account Nos.:	part of 314190A000 and part of 325770A000

**EXHIBIT A**  
**PRELIMINARY PLAT FOR QUAIL RIDGE**

# Application PRE22-02

**PRELIMINARY PLAT FOR QUAIL RIDGE - FREYMUTH ROAD**

Application No:	PRE22-02
Property Owner:	Steepleview Farm, LLC
Applicant:	K. Andrew Weber, authorized agent
Developer:	B. Michael McMenamy
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)
Proposed Lots:	22
Area:	71.613 acres
Location:	On the on the west side of Freymuth Road, approximately 3,650 feet north of Highway P, near the Cities of St. Paul and Josephville
County Council District:	1
Account Nos.:	part of 314190A000 and part of 325770A000

---

**CONTENTS:**

- Staff Recommendation
- Staff Recommendation
- Site Photos
- Aerial Photo
- Surrounding Zoning Map
- Future Land Use Map
- Notification Area Map
- Preliminary Plat
- Letters received
  - Opposition - Kelly and Sally Waite
- Planning and Zoning Commission minutes from March 16, 2022 meeting



March 25, 2022

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

**PRELIMINARY PLAT FOR QUAIL RIDGE - FREYMUTH ROAD**

Application No: PRE22-02  
Property Owner: Steepleview Farm, LLC  
Applicant: K. Andrew Weber, authorized agent  
Developer: B. Michael McMenamy  
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)  
Proposed Lots: 22  
Plat Area: 71.613 acres  
Location: On the on the west side of Freymuth Road, approximately 3,650 feet north of Highway P, near the Cities of St. Paul and Josephville  
County Council District: 1  
Account Nos.: part of 314190A000 and part of 325770A000

Approval of the subject Quail Ridge Preliminary Plat would allow the development of a 22-lot single-family residential subdivision with 3-acre lots. This Plat is related to rezoning application (RZ22-02) which was likewise reviewed at the March 16, 2022 Planning and Zoning Commission meeting. The rezoning and preliminary plat include only a portion of two parcels totaling 390.22 acres. The proposed development would border the existing Birdsong Meadows Subdivision which has 3-acre lots.

Public services such as central water distribution and sanitary sewers are presently available to these tracts. However, the development, if approved, will provide adequate acreage per lot for installation of both onsite water wells and wastewater treatment systems. All proposed lots would front upon and take access from an internal street with an entrance on Freymuth Road, a County roadway. The recording of a final plat for this development would dedicate an additional thirty feet of right-of-way along Freymuth Road to the County. The development would preserve all 1.12 acres of existing tree canopy which exceeds the County's tree preservation requirement.

The Planning and Zoning Commission held a public hearing on this request at their March 16, 2022 which included the following input.

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

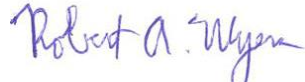
Following the conclusion of the public hearing, the Planning and Zoning Commission voted to recommend denial of this preliminary plat as follows:

4 Approval 4 Denial 0 Abstain

The Planning and Zoning Commission rejected this plat by a tie vote. Per Section 410.060 of the County Code, the County Council may overrule the decision of the Planning and Zoning Commission by approval of an ordinance with five or more members of the County Council voting in the affirmative.

County staff advises that the proposed plat meets the technical requirements of Chapter 410 (Subdivision Regulations) of the County Code.

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  
**Application No.:** PRE22-02

**Prepared by:** Mark Price Jr., AICP, CFM  
**Date:** March 8, 2022

**BACKGROUND:**

**Owner:** Steepleview Farm LLC  
**Applicant:** K. Andrew Weber, authorized agent  
**Developer:** B. Michael McMenemy  
**Engineer:** Bax Engineering Company  
**Requested Action:** Approval of Quail Ridge Preliminary Plat (22 lots)  
**Current Zoning:** A, Agricultural District (5 acre minimum lot size)  
**Requested Zoning:** RR, Single-Family Residential District (3-acre minimum lot size)  
**Location:** on the west side of Freymuth Road, approximately 3,650 feet north of Highway P, near the Cities of St. Paul and Josephville  
**Parcel Account Nos.:** 314190A000 and 325770A000  
**Rezoning Area:** 71.613 acres  
**Current Land Use:** Vacant agricultural use

**Adjacent Land Use and Zoning:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	A, Agricultural	Birdsong Meadows Subdivision (3 acre minimum lots)
South	A, Agricultural	Kersting Farms Subdivision (3 acre minimum lots)
East	A, Agricultural	Agricultural Land and 1 cell tower
West	A, Agricultural and RR, Rural Residential	Single Family Homes

**2030 Master Plan:** Recommends Rural residential use (less than 1 dwelling per acre)

**Public Services:** County Council District 1 – Joe Cronin  
School District – Fort Zumwalt School District  
Fire District – O’Fallon Fire Protection District

**Utilities:** Water – Individual Well  
Sewer – Individual Wastewater Treatment System

Approval of the subject Quail Ridge Preliminary Plat would allow the development of a 22-lot single-family residential subdivision. This Plat is related is a rezoning application (RZ22-02) which is likewise scheduled to be reviewed at the March 16, 2022 Planning and Zoning Commission meeting.

The rezoning and preliminary plat include only a portion of two parcels totaling 390.22 acres. This development will be in the northeast section of the overall property.

### **Analysis**

Services such as central water distribution and sanitary sewers will not be available. However, the development, if approved, will provide adequate acreage per lot for installation of both onsite water wells and wastewater treatment systems.

All proposed lots would front upon and take access from an internal street with an entrance on Freymuth Road, a County roadway. The recording of a final plat for this development would dedicate an additional thirty feet of right-of-way along Freymuth Road to the County.

The development would preserve 1.12 acres of existing tree canopy which exceeds the 0.56 acre minimum tree canopy required by the County's tree preservation ordinance.

### **RECOMMENDATION**

**County staff finds that the proposed plat meets the technical requirements of Chapter 410 (Subdivision Regulations) of the Unified Development Ordinance.**

