



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**:

**REZONING REQUEST - FREYMUTH ROAD**

Application No:	RZ22-02
Property Owner:	Steepleview Farm, LLC
Applicant:	K. Andrew Weber, authorized agent
Developer:	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)
2030 Master Plan:	Recommends rural residential uses
Rezoning Area:	71.61 acres
Parcel Area:	390.22 acres (including both tracts)
Location:	On the 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 B**  
AMENDING THE ZONING DISTRICT MAP  
OF SAINT CHARLES COUNTY MISSOURI

# Application RZ22-02

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- Synopsis
- Staff Recommendation
- Photo(s) of Site
- Aerial Photo
- Surrounding Zoning Map
- Future Land Use Map
- Notification Area Map
- Deed
- Rezoning Exhibit
- Site Exhibit
- Drainage Plan
- Letters received
  - ◆ Support - Dorothy Vogelgesang
  - ◆ Opposition - Carl Kulp Jr. and Pamela Kulp
  - ◆ Opposition - Nancy Cope DeSain
  - ◆ Opposition - Joe and Jodi Meyer
  - ◆ Opposition - Kelly Waite and Sally Waite
  - ◆ Concerns - Joel and Skye Farthing
  - ◆ Concerns - Nick and Michelle Ferranto
  - ◆ Written Protest RZ22-02 - Kelly Waite
- Planning and Zoning Commission minutes from the March 16, 2022 meeting



**Planning and Zoning Division**

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March 25, 2022

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

**REZONING REQUEST - FREYMUTH ROAD**

Application No: RZ22-02  
Property Owner: Steepleview Farm, LLC  
Applicant: K. Andrew Weber, authorized agent  
Developer: 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)  
2030 Master Plan: Recommends Rural Residential land uses (less than one dwelling per acre)  
Rezoning Area: 71.61 acres  
Parcel Area: 390.22 acres (including both tracts)  
Location: 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 this bill would amend the St. Charles County Zoning Map for a 71.61-acre area of land from A, Agricultural District, to RR, Single-Family Residential District (3-acre minimum lot size). The applicant proposes platting a single-family residential subdivision with 22 lots. Existing County zoning would allow the subject tract to be platted with 14 lots.

The proposed rezoning area borders Birdsong Meadows Subdivision which has 3-acre residential lots meaning that the existing and proposed land uses should be compatible. As public water and sanitary sewers are unavailable in the area, the zoning district's 3-acre minimum lot size will allow sufficient acreage per homesite for individual wastewater treatment systems and water wells.

The County's 2030 Future Land Use Plan recommends Rural Residential land uses (less than one dwelling per acre).

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

Speakers:          2   Support      7   Opposed          1   Concerns  
Letters on file:     0   Support      2   Opposed          1   Concerns

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

  2   Approval      6   Denial      0   Abstentions

**Recommendation:**

The Planning and Zoning Commission recommends that the County Council deny this rezoning request.

County staff recommends that the County Council approve this application as consistent with the County's 2030 Future Land Use Plan and existing land uses.

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 22-02

**Date:** March 8, 2022

### BACKGROUND

**Owner:** Steepleview Farm LLC – Michael McMenemy

**Requested Action:** A request to amend the zoning map amendment from A, Agricultural District (5 acre minimum lot size); to 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.

**Rezoning Area:** 71.613 acres

**Parcel Area:** 390.22 acres (including both tracts)

**Parcel Account Nos.:** 314190A000 and 325770A000

**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 land 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

## **REZONING ANALYSIS**

Both subject parcels are currently zoned A, Agricultural District, which requires that newly-created parcels have a 5-acre minimum lot size. The applicant is applying to rezone 71.61 acres of the total 390.22 acres to RR, Single-Family Residential District, which would allow single-family residential uses on lots of 3-acres or greater. The area to be rezoned is in the northeastern portion of the parcels.

The applicant has submitted a related preliminary plat for Quail Ridge Subdivision (PRE22-02), which is likewise to be reviewed by the Planning and Zoning Commission at its March 16, 2022 meeting. RR District regulations would allow single-family residential uses on 3+ acre lots. The preliminary plat/final plat process with subdivision improvement plans and paved streets are necessary. The applicant is proposing developing 22 lots along a new public street.

Rezoning the property from Agricultural District to Single-Family Residential District would prohibit future agricultural uses, other than specified accessory uses such as vegetable gardening and horse raising.

The 2030 Future Land Use Plan recommends Rural Residential land uses (less than 1 dwelling per acre). The related Quail Ridge Preliminary Plat illustrates a future development 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.**

