

May 16th, 2022

Mr. Robert Myers
St. Charles County Planning Division
200 North Second Street
St. Charles, MO 63301

Re: CUP22-04 - Hwy A - Conditional Use Permit (Outdoor RV and Boat Storage/ contractor equipment storage)

Dear Mr. Meyers,

The City of Wentzville is in receipt of the County's May 2, 2022 Planning and Zoning Commission notice to the City of Wentzville, and wishes to offer comments on the above referenced development project. The location of the proposal is within the City of Wentzville Planning Area as identified upon the City's October 2018 Comprehensive Plan, Land Use Plan. The City has reviewed the Conditional Use Permit and offers the following comments.

The below comments are items that would be reflective of the site's development if it were submitted to the City and applicable to Wentzville's Municipal Code Standards; therefore, the comments are for the County's consideration. Our City would like to coordinate with the Planning Commission and County Council on petitions submitted to the County within the Wentzville Planning Area in the interest of consistency in the Development Criteria being used for new construction.

- Recommended is to pave all areas of the site for motor vehicle use and storage areas to mitigate dust and gravel on adjacent public streets and to adjacent property;
- Recommended is to use vertical concrete curbing for any area adjacent to required greenspace and appropriate screening/buffering is recommended to all neighboring property of this proposal;
- Is lighting planned or required by the County code? Any current or future lighting is recommended to be a maximum height is 24 feet, poles and fixtures to be black and light source to be LED, including said light fixtures are recommended to use full cut-off design to avoid glare off of the parking area associated with the adjacent property;
- Recommended is to practice the use of underground electricity for the site's development for any electrical power needs.
- Signage that may be proposed by the applicant shall be granted permit approval by the County and maintain compliance with applicable provisions of the County zoning regulations.

The City of Wentzville appreciates the opportunity to comment on applications within, and adjacent to the City's Planning Area. If you have any comments or questions regarding the information provided in this letter, please feel free to contact me at (636) 639-2031.

Sincerely,

A handwritten signature in black ink that reads "Doug Forbeck". The signature is written in a cursive style with a large, stylized 'D' and 'F'.

Doug Forbeck, Community Development Director
City of Wentzville

cc: File
Douglas Lee, City Administrator