



DATE: May 13, 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 May 31, 2022 County Council Meeting

The Community Development Department is submitting the following Substitute Bill for the May 31, 2022 County Council Agenda. Although the Planning and Zoning Commission recommends approval of this rezoning request, over 30% of the owners of real property within 1,000 feet of the parcel of land for which the revision is being proposed have submitted a written protest (legal remonstrance) against the proposed subject rezoning action pursuant to Section 405.535.B.3 of the OSCCMO. Therefore, a super majority vote of five (5) of the total seven (7) Council Members is required for passage of this bill.

SUBSTITUTE BILL NO. 5062:

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

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

Application RZ22-05

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- Staff Recommendation
- Photo(s) of Site
- Aerial Photo
- Surrounding Zoning Map
- 2030 Land Use Map
- Notification Area Map
- Letters received
 - ◆ Opposition - Rebecca Murphy and Jodie Hemmer
 - ◆ Opposition - Tim Almeling
 - ◆ Written Protest - Jeff Buenemann
- Planning and Zoning Commission minutes from the April 20, 2022 meeting



Planning and Zoning Division

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April 26, 2022

This communication summarizes the following bill to be introduced at the May 9, 2022 County Council meeting:

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

Approval of this bill would amend the St. Charles County Zoning Map for a 96.27-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 28 lots. Existing County zoning would allow the subject tract to be platted with 19 lots. 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 the Planning and Zoning Commission approved at their April 20, 2022 meeting, subject to approval of this zoning map amendment. 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.

The Planning and Zoning Commission held a public hearing on April 20, 2022 and received the following input:

Speakers: 2 Support 2 Opposed 0 Concerns
Letters on file: 0 Support 2 Opposed 0 Concerns
Written Protests Received: 1

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

8 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 and finds this to be 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 22-05

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.

