



DATE: November 18, 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 December 5, 2022 County Council Meeting

The Community Development Department is submitting the following item for the December 5, 2022 County Council Agenda.

BILL FOR INTRODUCTION:

Planning and Zoning Commission recommends **Denial**:

REZONING REQUEST - 2012 HILL ROAD

Application No:	RZ22-17
Property Owners:	Brian Riebow and Laura Riebow
Applicant:	Laura Riebow
Current Zoning:	A, Agricultural District
Requested Zoning:	CO, Commercial Office District
2030 Master Plan:	Recommends commercial uses
Area:	0.44 acres
Location:	at the northwest quadrant of Hwy 61 and David Hoekel Parkway, adjoining the cities of Wentzville and Flint Hill
County Council District:	1
Account No.:	298710A000

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

APPLICATION RZ22-17

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CONTENTS:

- Synopsis
- Staff Recommendation
- Photo(s) of Site
- Aerial Photo
- Surrounding Zoning Map
- 2030 Land Use Map
- Notification Area Map
- Owner presentation from the November 16, 2022 Planning & Zoning Commission meeting
- Request from owner dated November 21, 2022 to amend request to CO, Commercial Office District
- Letters received:
 - ◆ Comments - City of Wentzville
 - ◆ Opposition - Todd Pruett
- Planning and Zoning Commission minutes from the November 16, 2022 meeting



Planning and Zoning Division

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November 21, 2022

This communication summarizes the following bill to be introduced at the December 5, 2022 County Council meeting:

REZONING REQUEST - 2012 HILL ROAD

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The applicant submitted this application to rezone the property from A, Agriculture District to C2, General Commercial District. Following the public hearing held at the Planning and Zoning Commission, the applicant amended the application to rezone the property to CO, Office District. The applicant has stated that the property is under contract for an office use (web design).

The subject property is part of an unplatted residential subdivision at the northwest quadrant of Highway 61 and David Hoekel Parkway. The size of the parcel, 0.44 acres, is nonconforming as the subject A, Agricultural District zoning has a minimum lot size of five acres. The parcel was developed with a single-family residence in 1978. The property uses an onsite sewage treatment system as public sanitary sewers are unavailable. In 1983, Fanning & Sachs Drywall purchased the home which was later converted to a warehouse and office for that business. The County has no record of when the house was converted, which possibly may have occurred following annexation by Flint Hill in 1984. Most recently this property was used as a furniture warehouse. The property is currently under St. Charles County jurisdiction and not Flint Hill.

The County's 2030 Master Plan shows the northwest quadrant of Highway 61 and David Hoekel Parkway as a future commercial land use node. Generally, the Land Use Master Plan calls for properties at major transportation intersections to be zoned commercial. In this regard, the proposed zoning would comply with the 2030 Master Plan. It should be noted that should this application be approved, this would be the first property in this subdivision to be zoned commercial. A nearby property at 2200 Granville Drive is zoned C3, Highway Commercial District in the City of Wentzville and is occupied by a gas station constructed in 2019.

Noise and lights from the adjacent Highway 61 interferes with use of the property as a residence.

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

Speakers: 2 Support 3 Opposed 1 Concerns
Letters on file: 0 Support 1 Opposed 0 Concerns
Agency Letters on file: Comments - City of Wentzville

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

 0 Approval 8 Denial 0 Abstentions

Recommendation:

The Planning and Zoning Commission reviewed the original application to rezone the property to C2, General Commercial District and recommended denial. County staff concurred with this recommendation.

Following the public hearing, the applicant on November 21, 2022 amended the application to CO, Office District. Doing so would allow the intended use as an office (web design) and limit future commercial uses to those more compatible with the existing single-family residential neighborhood.

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.: RZ22-17

Prepared by: Doug Moslehi, CFM
Date: November 8, 2022

BACKGROUND

Property Owners: Brian Riebow and Laura Riebow

Applicants: Brian Riebow and Laura Riebow

Requested Action: Amend the zoning district map from A, Agriculture District, to C2, General Commercial District

Location: 2012 Hill Road, west of Highway 61 and north of Peine Road, near the Cities of Wentzville and Flint Hill

Size: 0.44 acres

Current Land Use: warehouse

Adjacent Land Uses and Zoning:

Direction	Zoning	Land Use
North	A, Agriculture District	undeveloped farmland, a single-family residence, & Hwy 61
South	A, Agricultural District	Single Family Residential
East	A, Agricultural District	Highway 61
West	A, Agricultural District	Single Family Residential

2030 Master Plan: recommends future Commercial land uses

Public Services: County Council District 1 – Joe Cronin
School District – Wentzville School District
Fire District – Wentzville Fire District

Utilities: Water – City of Wentzville
Sewer – City of Wentzville

The applicant is requesting the rezoning of the property from the current A, Agriculture District to C2, General Commercial District. The applicants are requesting this change to resolve the non-conforming use of the structure to allow the property to be sold. Should this rezoning not be approved, other actions will be required to convert the structure to a use allowed within the A, Agricultural District.

The subject property is located within a residential subdivision with 23 homes with the subject property adjacent to Highway 61. While the subdivision is zoned A, Agricultural District (minimum 5-acre parcel size) the subject parcel comprises 0.44 acres which is typical for other parcels in the subdivision. The existing structure was built about 1978 as a single-family home but later converted to a warehouse for storage of furniture to stage residential real estate for

sale. County staff does not find documentation on this conversion such as building or occupancy permits.

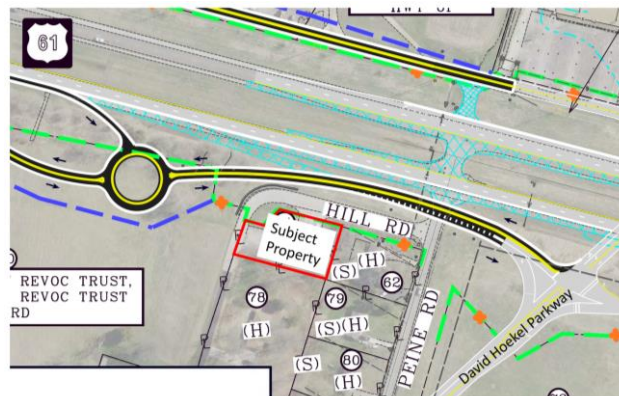
For reference, a “warehouse” is a conditional use in the C2, General Commercial District, and a permissive use in the I1, Light Industrial, and I2, Heavy Industrial Districts.

ANALYSIS

The County’s Future Land Use Map in the Plan 2030 Master Plan shows the northwest quadrant of Highway 61 and David Hoekel Parkway as a future commercial land use node. Generally, the Land Use Master Plan calls for properties at major transportation hubs to be zoned commercial. In this regard, the proposed zoning would comply with the 2030 Master Plan.

It should be noted that should this application be approved, this would be the first property in this subdivision to be zoned commercial. A nearby property at 2200 Granville Drive is zoned C3, Highway Commercial District in the City of Wentzville and is occupied by a gas station constructed in 2019. This is located on the southeast corner of the intersection of Peine Road and Granville Drive and at the entrance to the Subdivision.

The County’s 2030 Thoroughfare Plan shows the future installation of an outer road to service portions of Highway 61. The below image excerpted from the Plan shows that the future outer road is intended to provide a new access to this subdivision. Once this road is installed, the area of the subdivision visible from Highway 61 may be considered prime for commercial development.



If the subdivision were to remain predominately residential, Staff is concerned that commercial use of this property could invite traffic, noise and lighting land use conflicts. Some of these concerns would be mitigated by its location immediately adjacent to Highway 61 as there is already significant road noise from the highway.

A proposed change of use would trigger a review by the County’s Community Development Department to determine whether the site would need to be upgraded to meet commercial code compliance. Conforming to commercial zoning standards would be difficult in terms of parking, screening, trash containers, and lighting.

RECOMMENDATION

The Planning and Zoning Division recommends that the Planning and Zoning Commission recommend denial.

Until the Hwy 61 outer road is constructed and access to this subdivision changes, rezoning this 0.44-acre parcel to commercial would invite commercial traffic into a single-family residential neighborhood. This concern might be alleviated if a sufficient number of parcels in this subdivision would be rezoned at once.

