

# CUP 18-08

## CONDITIONAL USE PERMIT REQUEST - 16 NORTH MEADOW DRIVE

Application:	CUP18-08
Applicant/Owner:	Bearded Lady, L.L.C.
Property Zoning:	R1E, Single-Family Residential District (7,000 square foot minimum lot size)
Use Requested:	To allow a lot to be created between 60 and 70 feet wide in the R1E zoning district
Area:	0.25 acres
Location:	On the east side of North Meadow Drive, approximately 150 feet north of Pershing Circle; near the cities of O'Fallon and Lake St. Louis
Council District:	4
Account No.:	791250A000

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### **CONTENTS:**

- Staff Recommendation
- Photo(s) of Site
- Aerial Photo
- Surrounding Zoning Map
- Preliminary Concept Plan
- Letters Received:
  - ◆ None

**STAFF RECOMMENDATION**

**To:** County Planning & Zoning Commission  
**Application No.:** CUP18-08

**Prepared by:** Ellie Marr  
**Date:** July 9, 2018

**GENERAL INFORMATION**

**Owner/Applicant:** Bearded Lady LLC, Justin Renshaw

**Requested Action:** A conditional use permit for a housing unit in the R1E district with a lot width sixty-three (63) feet wide.

**Location:** 16 N. Meadow Drive, near the City of O’Fallon

**Size:** 0.21 acres (proposed)

**Current Land Use:** Residential (vacant, O’Fallon Hills Subdivision)

**Adjacent Land Uses and Zoning:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	R1E, Single Family Residence	Single Family Residence
South	R1E, Single Family Residence	Single Family Residence
East	R1E, Single Family Residence	Single Family Residence
West	R1E, Single Family Residence	Single Family Residence

**Year 2025 Plan:** Low Density Residential

**SPECIAL INFORMATION**

**Public Services:** County Council District 4 – Dave Hammond  
School District – R4, Wentzville School District  
Fire District – O’Fallon Fire Protection District

**Utilities:** Water – Public Water Supply #2  
Sewer – Public Sewer District #2

## **BACKGROUND**

The property currently consists of 0.25 acres which is approximately 10,875 square feet. The proposed CUP sought by the applicant will allow for a boundary adjustment between lots 29 and 30 with a lot width of sixty-three (63) feet on lot 30 and eighty-seven (87) feet on lot 29. Lots 29 and 30 currently have lot widths of seventy-five (75) feet each.

This property was zoned R, Residential District in 1959 with the inception of County zoning. A home has been built on Lot 29 with Lot 30 remaining vacant but used as a side yard for Lot 29. The home currently located on Lot 29 extends over the boundary line between Lots 29 and 30. No boundary adjustment plat has been recorded previously.

The current owner intends to build a new home on Lot 30 should this Conditional Use application be approved. The owner submitted a boundary adjustment plat, however, upon submittal, it was discovered that the new boundaries for Lot 30 would not meet the current lot width requirement of seventy (70) feet for R1E zoning.

## **ANALYSIS**

Conditional use permits are evaluated based on criteria established within the Unified Development Ordinance. Section 405.510.B of the Unified Development Ordinance specifies the following factors in considering and reporting on Conditional Use Permit applications:

1. Would establishing, maintaining, or operating the conditional use be detrimental to or endanger public health, safety, or the general welfare?
2. Would the conditional use injure the use and enjoyment of other property in the immediate vicinity for the purposes already permitted?
3. Would the conditional use injure the aesthetic and/or scenic values of the vicinity?
4. Would the conditional use substantially diminish or impair property values within the neighborhood?
5. Would the conditional use impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district?

16 North Meadow Drive consists of one house on two lots platted as part of O'Fallon Hills Subdivision. The house is currently unoccupied and has been vacant for approximately a year and a half. The new owner of the house plans to rehabilitate the home and additionally wishes to build an infill house on the vacant lot. In order to meet the setback requirements for the current home, a boundary adjustment plat is required with a reduction from the minimum lot width of seventy (70) feet to sixty-three (63) feet on the existing vacant lot. A conditional use permit in the R1E zoning district can allow a lot width to be reduced down to sixty (60) feet.

When evaluating the above list of criteria that must be considered for a conditional use permit, staff found that the aesthetic value of the vicinity, the property values of the

vicinity, and the normal and orderly development of the area were the primary criterion for this proposed development.

When looking at the vicinity, staff has noted that this block of homes in the O'Fallon Hills Subdivision has followed an orderly development with typical seventy-five (75) feet lot widths. While the lot width is smaller, the location of the home on the more narrow lot does not pose any consideration for reduction of the setbacks required for R1E zoning. Because the home will meet the required setbacks for the R1E zoning district, staff finds that the orderly development of this subdivision would be continued with this lot width reduction and would not give the appearance of being "crowded" on the lot.

The home styles in the subdivision vary from ranch, two-story, and split foyer. Property values remain constant in the mid-\$100's. The applicant has proposed a similar style ranch style home with three (3) bedrooms and two (2) baths. In regard to aesthetics and property values, the development is similar to other homes in the area therefore staff also finds that the aesthetics and property values would remain constant with this proposed development.

### **RECOMMENDATION**

**County staff recommends that the Planning & Zoning Commission recommend approval of this conditional use permit request as generally conforming to the conditional use permit criteria provided by Section 405.510.B of the County Code. A boundary adjustment plat shall be required.**



**Lot 30, O'Fallon Hills Subdivision**



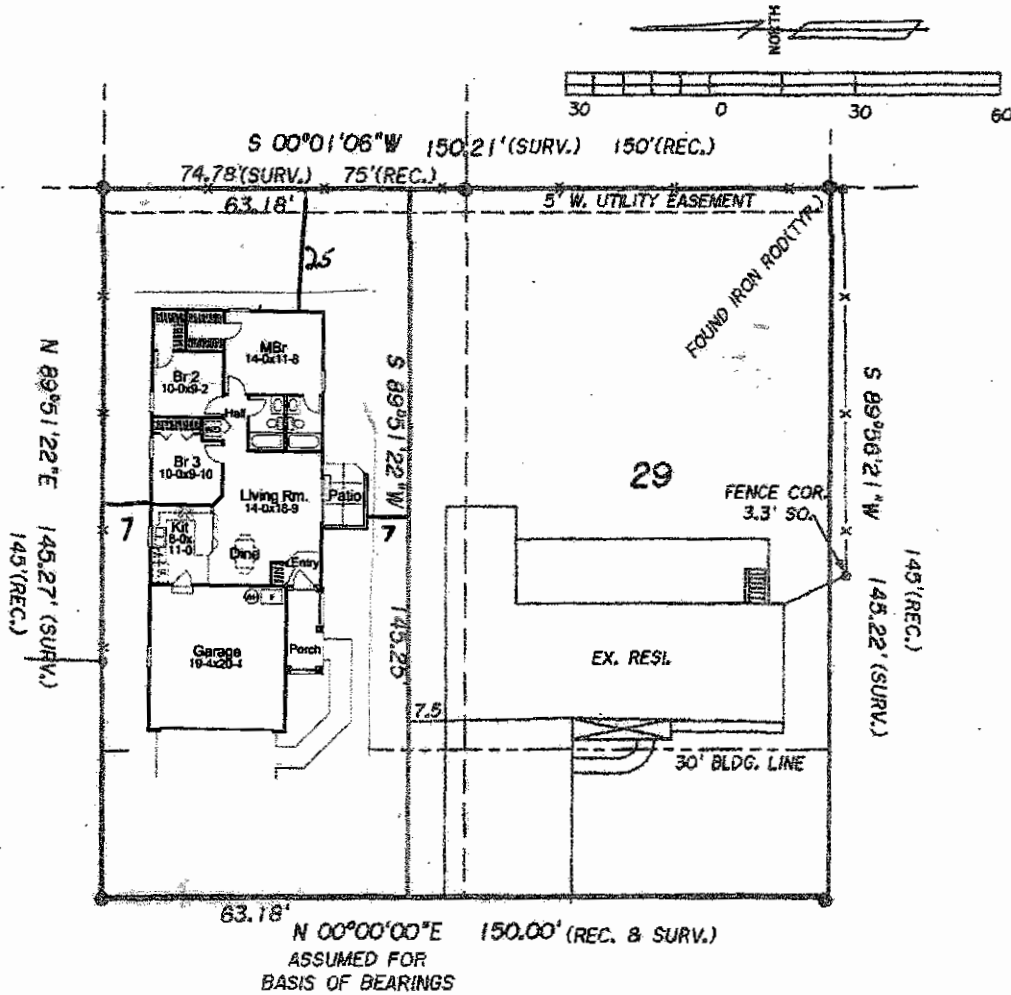


CUP18-08 - Aerial



CUP18-08 - Zoning

O'FALLON HILLS BLOCK 2, LOTS 29 & 30  
 ST. CHARLES CO., MO.  
 PLAT BK. 6, P. 82



N. MEADOW DR. 40' W.

THIS IS TO CERTIFY THAT AT THE REQUEST OF

CULLEN

THAT WE HAVE, DURING MAY, 2018, MADE A SURVEY AND THAT THE RESULTS AS SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS AND THE DEPARTMENT OF AGRICULTURE. THIS SURVEY MEETS THE STANDARDS FOR AN URBAN SURVEY



<b>LANDMARK SURVEYING CO.</b> 802 E. Main St., Wentzville, Mo., 63385 636-332-9190 327-5853 FAX: 332-8285 SHANE@LANDMARKSURVEYMO.COM			
<b>BOUNDARY ADJUSTMENT PLAT</b>			
Drawn:	DWW	chkd:	revd:
Date:	5-18-18	data:	data: