

CONDITIONAL USE AND REZONING CUR19-02

REZONING AND CONDITIONAL USE PERMIT REQUEST - 2320 & 2404 HOPEWELL ROAD

Application: CUR19-02
Property Owner: KJ Storage, LLC
Applicant: Joseph Prenger
Current Zoning: A, Agricultural District
Requested Zoning: C2, General Commercial District
2030 Master Plan
Recommends: Commercial Zoning
Conditional Use Request: Self-Storage or Mini Warehouses
Area: 1.64 acres
Location: On the east side of Hopewell Road, approximately
300 feet west of Highway N; near the City of Lake
St. Louis
Council District: 2
Account Nos.: 761790A000 and 761880A000

CONTENTS:

- Staff Recommendation
- Photo(s) of Site
- Aerial Photo
- Surrounding Zoning Map
- Future Land Use Map
- Letters received
- ◆ None

STAFF RECOMMENDATION

To: County Planning & Zoning Commission

Prepared by: Ellie Marr, CFM

Application No.: CUR19-02

Date: April 8, 2019

GENERAL INFORMATION

Owner: KJ Storage LLC

Requested Actions: A zoning map amendment to rezone two parcels from A, Agricultural District to C2, General Commercial District

A Conditional Use Permit for self-storage or mini warehouses

Location: 2320 and 2404 Hopewell Road, located on the east side of Hopewell Road approximately 300 feet west of Hwy N, near O'Fallon, Lake St. Louis, and Wentzville

Current Zoning: A, Agricultural District

Current Land Use: Vacant

Adjacent Land Use and Zoning:

Direction	Zoning	Land Use
North	A, Agricultural	Single Family Residence
South	A, Agricultural	Farm/Nursery
East	A, Agricultural	Single Family Residence
West	A, Agricultural with CUP 594	Farm and Telecommunication Tower

2030 Master Plan: Recommends commercial land use

Public Services: County Council District 2 – Joe Brazil
School District – Wentzville School District
Fire District – Wentzville Fire Protection District

Utilities: Water – Public Water Supply District #2
Sewer – Individual Wastewater Treatment System

REZONING and CONDITIONAL USE ANALYSIS

Currently, these properties, and all surrounding properties, are zoned A, Agricultural with a 5 acre minimum lot size requirement. There are two (2) parcels in this application and both were created prior to zoning going into effect in 1959. Each parcel is less than one (1) acre in size and together are 1.64 acres.

The 2030 Land Use Plan recommends commercial zoning for these 2 parcels and several other parcels located in the surrounding area along Hwy N east and also south and west of the current intersection of Hwy N and Hopewell Road. The applicant is requesting that both parcels be included in the rezoning request and is also requesting a conditional use permit for self-storage units or mini warehouses per the attached concept plan.

The attached zoning map and transportation improvement plan shows that the subject properties are located approximately 500 feet south of the proposed new intersection of Hopewell Road, Duello Road, and Hwy N. Commercial properties are typically located near major intersections such as this and along busy corridor highways such as Hwy. N.

Should the rezoning to C2 be approved, the applicant is also requesting a conditional use permit for self-storage or mini warehouses on the two (2) properties. The location of the property with the future relocation of Hopewell Road would be appropriate due to its proximity to the major intersection of Hwy. N, Duello Road, and Hopewell Road. Agricultural use of the property is highly unlikely due to the limited size of the property. Landscaping on the eastern boundary of the property will help to buffer the commercial use of the property from the existing residential property.

The applicant is not proposing an office and will have self-service access that will be available 24/7 to secured buildings and will not require an employee on site. Any lighting on the property will be restricted so that light pollution will not affect adjoining properties. The front building setback line location shown on the concept plan is located 45 feet from the current front property line due to the future planned widening of Hopewell Road with the initial 20 feet of the setback reserved for this future widening.

RECOMMENDATION:

The Planning and Zoning Division recommends that the Planning and Zoning Commission recommend approval of the rezoning request. Rezoning of these parcels is the 2030 Master Plan recommended land use for this area. In addition, the Planning and Zoning Division recommends that the Planning and Zoning Commission also recommend approval of the conditional use request subject to the following conditions.

- 1. A site plan substantially complying with the concept site plan and Section 405.525 of the County Code shall be submitted to and approved by the St. Charles County Community Development Department prior to the conditional use becoming active.**
- 2. St. Charles County Highway Department permits shall be obtained for commercial entrances off of Hopewell Road.**
- 3. No light from exterior light fixtures shall exceed 0.5 foot-candles as measured at the property lines.**
- 4. No conditional use shall be in active use until such time all conditions of approval have been met.**



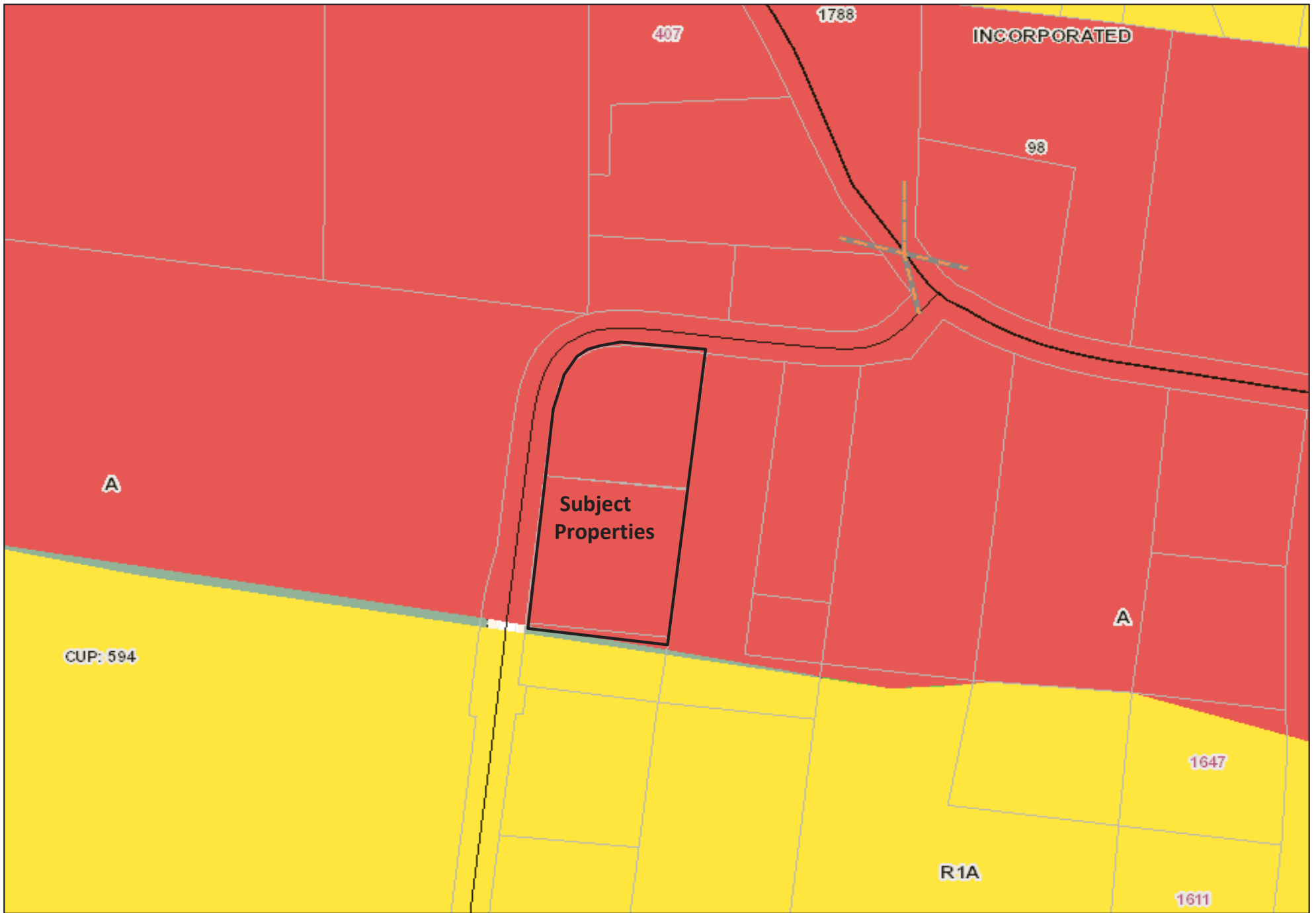
2320 and 2404 Hopewell Road



CUR19-02 - Aerial



CUR19-02 - Zoning



CUR19-02 – Land Use Plan, 2030

