

**From:** Susan Goris <susangoris@sbcglobal.net>  
**Sent:** Sunday, April 14, 2019 11:25 PM  
**To:** Planning  
**Subject:** Rezoning Request for 2320 and 2404 Hopewell Road -

To the St. Charles County Planning and Zoning Commission Members:

Hello. I wish to express my opposition to Application #CUR19-02, which is for a rezoning and conditional use permit request for 2320 and 2404 Hopewell Road. The applicant would like to build self-storage and mini-warehouse units on this 2.02-A. piece of property. I strongly urge you to deny approval for the following reasons:

1. Hopewell Road is an agricultural area and storage warehouses do not conform to the needs of our community. The 2030 Master Plan for St. Charles County states on Page8.4: "Agriculture is an important use in the County and should be protected from intrusions that will impact its viability." Page 9.1 of the plan describes the "Rural Residential Category" as "an area for rural lifestyles, such as keeping horses, with accessory structures, such as barns and stables." "Large lot single-family rural residential" areas are encouraged "to conserve open space, views, and other natural features."
2. That open space is what has made our 4.9-mile-long Hopewell Road a popular bicycling corridor. Cyclists pass fields, barns, woods, and homes, but will not seek out the area if it is spoiled by unsightly commercial structures.
3. The Master Plan encourages commercial activity that "supports" the area in which it is placed. A storage facility would in no way enhance the surrounding area. It is not needed by nearby residents, many of whom have outbuildings for storage.
4. People driving in and out of a storage facility would add unwanted traffic congestion near an already busy intersection— Hopewell Road and State Highway N.
5. There is absolutely no need to build yet another rental storage facility in an area already serviced by these eleven businesses:

<b>A1 U Store It</b>	2770 State Hwy K	O'Fallon
<b>Safe Lock Storage</b>	1436 Continental Drive	Wentzville
<b>St L Storage</b>	1030 S. Point Prairie Road	Wentzville
<b>Lock Tight Storage</b>	1104 S. Callahan Road	Wentzville
<b>Four Stor Storage</b>	2085 W. Pearce Blvd.	Wentzville
<b>Wolf's Hwy D Self-Storage</b>	368 Hwy D	Defiance
<b>Ben's Moving &amp; Storage</b>	1155 Wilmer Road	Wentzville
<b>U-Haul Moving and Self-Storage</b>	1200 S. Outer Road	Lake St. Louis
<b>Lakeside Storage and Rentals</b>	400 Lakeside Plaza	Lake St. Louis
<b>Storage Q</b>	7351 State Hwy N	Dardenne Prairie
<b>A Shur-Lock Self Storage</b>	11120 Veterans Memorial Pkwy	Lake St. Louis

6. There is much already-developed property available in the surrounding area for the petitioner to build his self-storage facility. By doing so, he
  - A) would not be encroaching upon a residential area and
  - B) would not be paving over yet more St. Charles County green space, a most precious commodity that the Planning and Zoning Commission would surely like to preserve.

I would ask you to give thoughtful review of this inappropriate petition and reject it for the good of the surrounding community.

Sincerely yours,

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