

APPLICATION CUR19-05

REZONING AND CONDITIONAL USE REQUEST - 2150 TECHNOLOGY DRIVE, 1 DORIS AVENUE, AND 3 DORIS AVENUE

Application No: CUR19-05
Applicant: Benson Automotive Properties
Property Owner: Golden B.C., LLC
Existing Zoning: R1E, Single- Family Residential District, and R1A, Single-Family Residential District
Requested Zoning: C2, General Commercial District
Conditional Use Request: Automobile and truck sales
2030 Master Plan: Recommends Industrial Uses
Parcel Size: 7.34 acres
Location: On the east side of Technology Drive, approximately 400 feet north of Doris Avenue, adjacent to Interstate 64 and the City of O'Fallon
Council District: 2
Account No.: 780690A000, 803950A000, 803949A000

CONTENTS:

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

STAFF RECOMMENDATION

To: County Planning & Zoning Commission

Prepared by: Karen Hutchins

Application No.: CUR19-05

Date: August 10, 2019

BACKGROUND

Owner: Golden B C LLC

Applicant: Benson Automotive Properties – James Kia

Requested Actions: (1) A zoning map amendment from R1A, Single Family Residential District and R1E, Single Family Residential District, to C2 General Commercial; and

(2) A Conditional Use Permit for “automobile sales”

Location: 2150 Technology Drive, 1 Doris Avenue, and 3 Doris Avenue. On the northeast quadrant of Technology Drive and Doris Avenue; adjacent to I-64 and the City of O’Fallon.

Parcel Size: 7.34 acres (three parcels combined)

Current Land Use: vacant agricultural

Adjacent Land Uses and Zoning:

Direction	Zoning	Land Use
North	High Technology Corridor District (O’Fallon)	Mastercard Operations Center, City of O’Fallon
South	RIE, Single Family Residential District (County)	Single-family residential
East	High Technology Corridor District (O’Fallon)	Mastercard Operations Center, City of O’Fallon
West	commercial zoning (O’Fallon) and A, Agricultural District (County)	Busch Wildlife Area (County), soccer field and movie theater, west of I-64, in O’Fallon

Year 2030 Plan: Recommends future industrial land uses

Zoning History: 2150 Technology Drive was zoned A, Agricultural at the inception of zoning in 1959. In 1973 this parcel was rezoned to R1A- Single Family Residential District. 1 Doris Avenue and 3 Doris Avenue were zoned R-1 Single Family at the inception of zoning in 1959. These parcels were rezoned R1E, Single Family Residential District in 1973.

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

Utilities: Water – Public Water Supply District #2
Sewer – Duckett Creek Sewer District

REZONING and CONDITIONAL USE ANALYSIS

The applicant, as a contract purchaser, proposes to operate a Buick GMC Auto Dealership on the site and in order to do so needs (1) commercial zoning and (2) a conditional use permit. The applicant's purchase of the properties is contingent upon both. The concept plan shows a 7.34 acre facility bordered by Technology Drive, Mastercard Boulevard, and Doris Avenue next to the Mastercard Facility located in the High Technology Corridor District (HTCD) in O'Fallon, Missouri, along I-64.

Since sewer and water utilities for this site are provided by private utility companies, development could take place in the unincorporated County.

Currently, the 7.34 acre site is divided into three parcels: 2150 Technology Drive (780690A000), 1 Doris Avenue (803950A000) and 3 Doris Avenue (803949A000). It is the intention of the applicant to rezone and consolidate all three parcels to C2. The parcels at 1 Doris Avenue and 3 Doris Avenue are located within the Martell Subdivision and will need to be vacated from the subdivision and consolidated before site plan approval.

Given the site's visibility from I-64, and bordering on the north and east by Mastercard's global operations center, the proposed commercial zoning would be more appropriate than the existing single-family residential zoning. The 2030 Future Land Use Map recommends future Industrial land uses in keeping with its adjacency to Mastercard.

The High Technology Corridor District might also be considered for this property given long-term planning efforts to promote technology-driven businesses in the I-64 corridor. The County's High Technology Corridor District regulations allow research and development, limited manufacturing, and administrative offices. Although the District requires no minimum lot size, the district regulations lend themselves more to a campus-like development, and the site's size of 7.34 acres might be seen as limiting development in this fashion. Too, the District does not allow automobile sales.

Conditional Use permits are evaluated based on criteria established within the Unified Development Ordinance. The CUP criteria are as follows:

"Before authorizing the issuance of a conditional use permit, the County Council may impose such conditions as will, in the County Council's judgment, ensure that the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger public health, safety, or general welfare; that the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or to the esthetic and/or scenic values of the vicinity, nor substantially diminish and impair property values within the neighborhood; and that the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. Substantial compliance with an approved concept plan shall be a condition of an approved conditional use permit."

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?

The potential land use impacts of this facility include additional traffic, bright lights, use of loudspeakers, and potentially a small area of outdoor storage associated with vehicle repair. Staff has reviewed these criteria relative to the subject site and finds that, with conditions proposed herein this use will substantially conform to the Conditional Use Permit standards. Staff believes that, with the proper lighting and landscape buffers, this is an appropriate use for this area.

RECOMMENDATION

Based on the above discussion, County staff recommends the follow:

- (1) that the Planning & Zoning Commission recommend approval of the requested rezoning; and
- (2) that the Planning & Zoning Commission recommend approval of the requested Conditional Use Permit for automobile sales, with the following conditions:
 1. A site plan in conformance with the attached concept plan must be submitted to and approved by the St. Charles County Community Development Department prior to the conditional use becoming active;
 2. All parking must occur only in the designated parking areas shown on the attached Concept Plan;
 3. Exterior lighting shall utilize full cutoff light fixtures to prevent light pollution from impacting surrounding properties;
 4. In any case where a conditional use is not in place and in active use within two years from the date of granting, and/or in accordance with the terms of the conditional use originally granted or subsequently amended, then, without further action by the Planning and Zoning Commission and/or the County Council, the conditional use, or authorization thereof, shall be null and void.



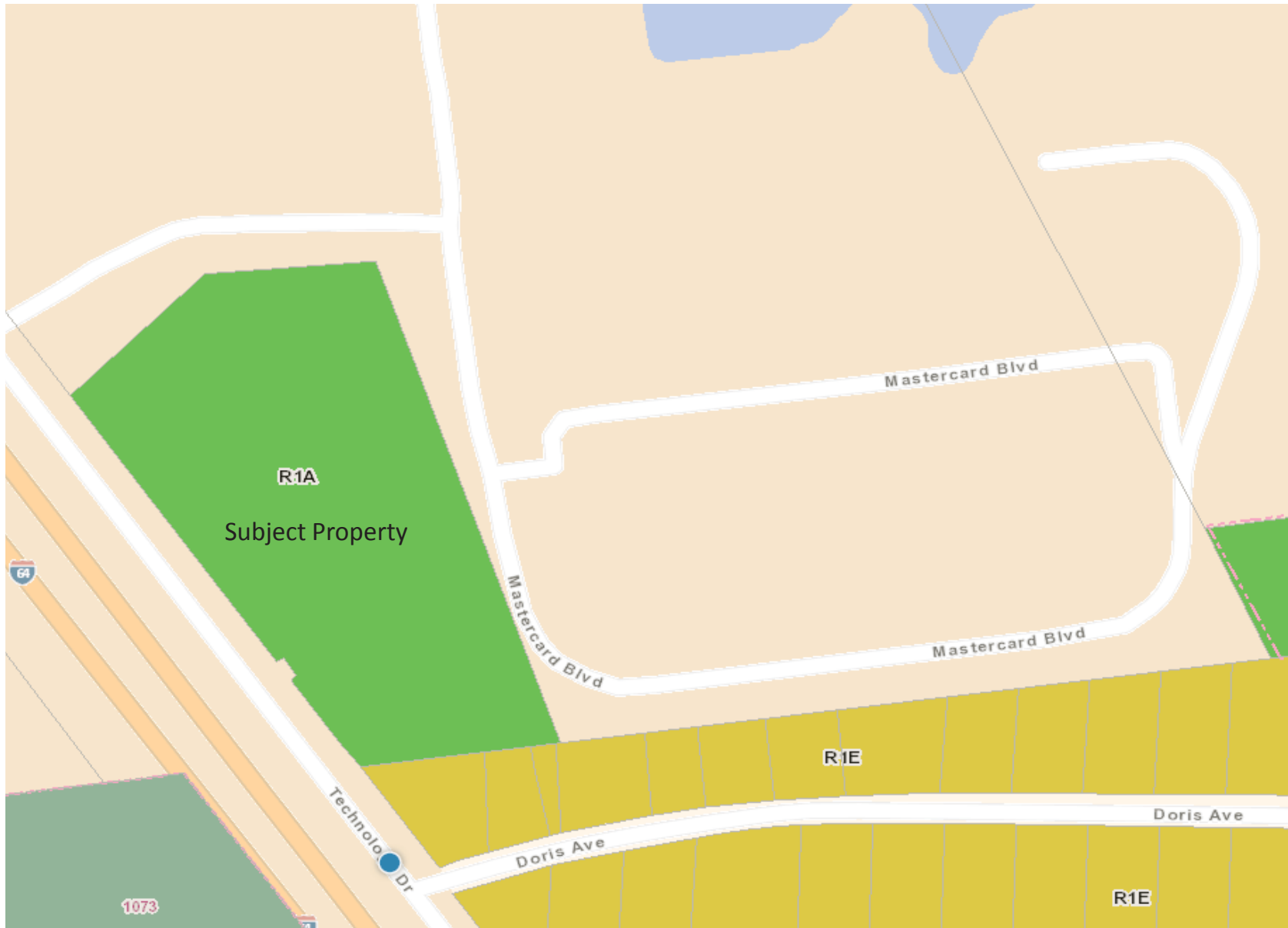
View of Mastercard Facility looking North of 2150 Technology Drive



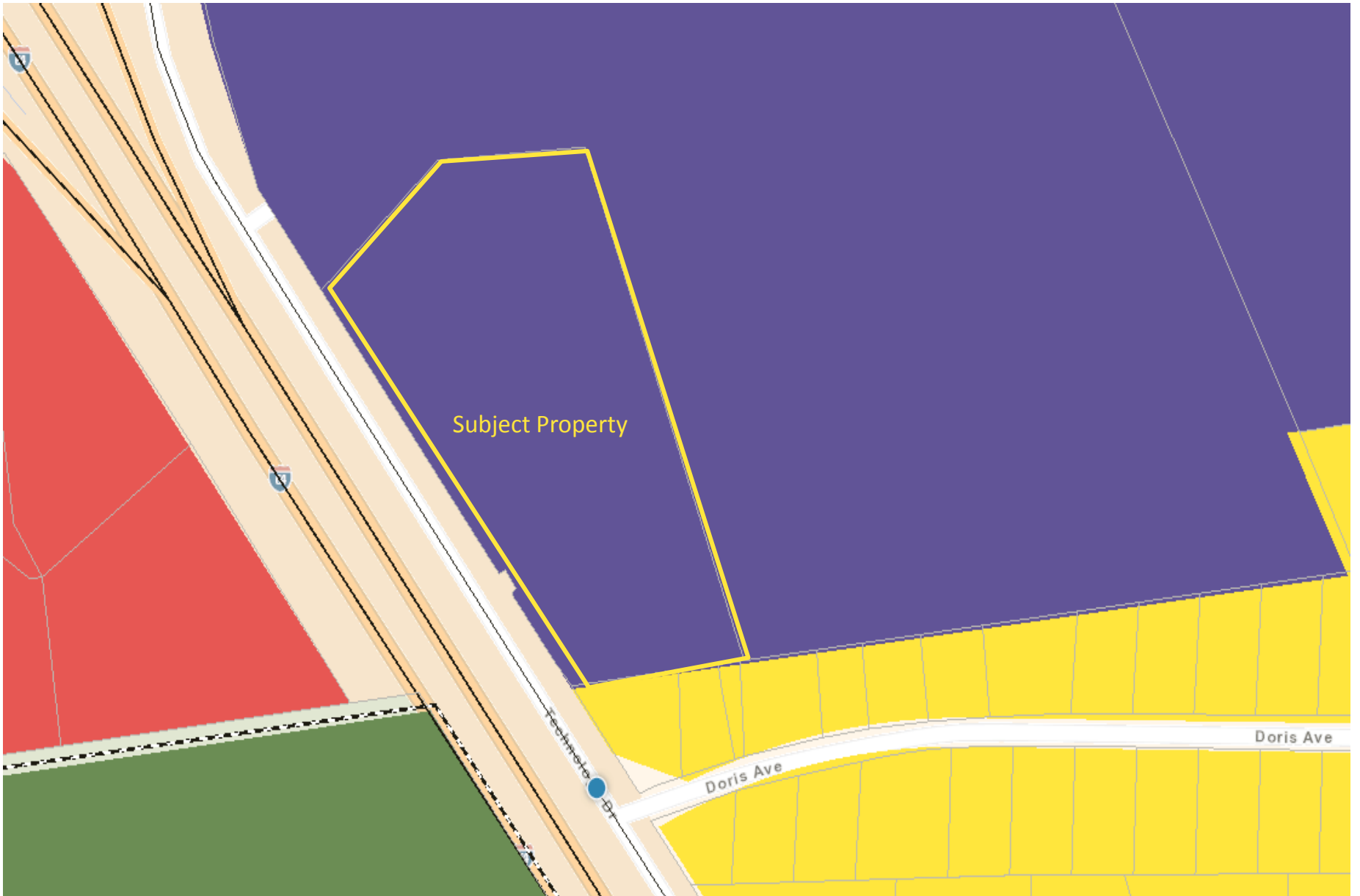
View looking towards Technology Drive and I-64 from property.



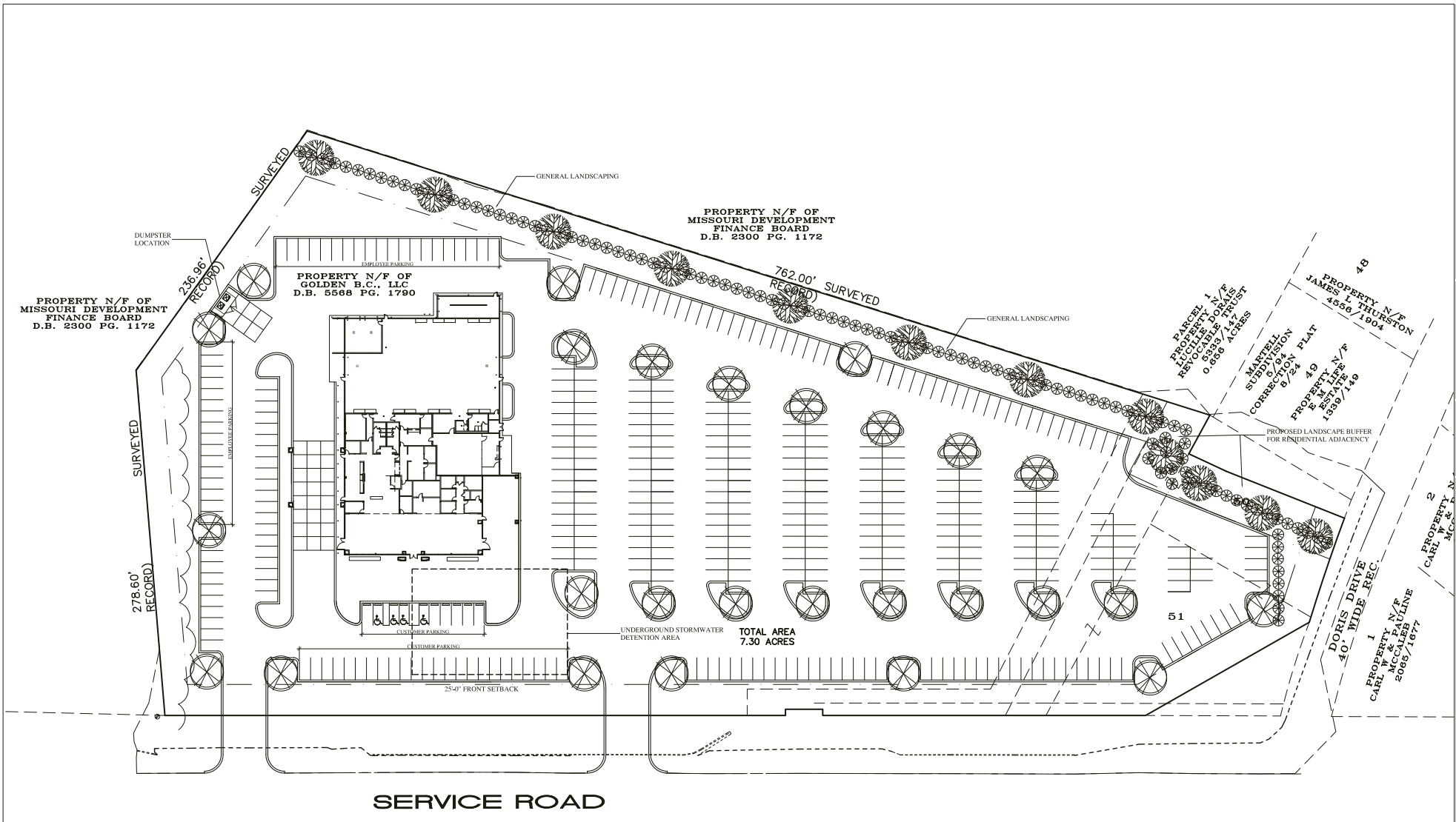
CUR19-05 Aerial



CUR19-05 Zoning



CUP19-05 Future Land Use



SERVICE ROAD
STATE HIGHWAY 40
 (WIDTH VARIES)

1 PROPOSED SITE PLAN
 A-1 17-302P

REVISIONS	
NO.	DATE

A PRELIMINARY DESIGN FOR:
2150 TECHNOLOGY DRIVE
O'FALLON MISSOURI 63368

Project No: **TBD**
 Scale:
 Date Drawn: **7/15/19**
 Sheet Title:
PROPOSED SITE PLAN

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