

# REZONING RZ19-14

## REZONING REQUEST - OAK VIEW FARMS DRIVE

Application No: RZ19-14  
Property Owner: Hyman H. Kaye Revocable Trust  
Existing Zoning: A, Agricultural District (5-acre minimum lot size)  
Requested Zoning: RR, Single-Family Residential District (3-acre minimum lot size)  
2030 Master Plan: Recommends rural residential (3-acre minimum lot size)  
Parcel Size: 84.20 acres  
Location: On the west side of Busdieker Drive, approximately 300 feet south of Foristell Road; near the City of New Melle  
Council District: 2  
Account No.: 608880A000

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## **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.:** RZ19-14

**Date:** November 12, 2019

**BACKGROUND**

Owners: Kaye Hyman H. Revocable Trust

Applicant: Bax Engineering co, Inc.

Requested Actions: A zoning map amendment to rezone 84.20 acres from A, Agricultural District (5-acre minimum lot size) to RR, Residential District (3-acre minimum lot size)

Location: On the west side of Busdieker Lane, approximately 300 feet south of Foristell Road, near the City of New Melle.

Current Zoning: A, Agricultural District

Current Land Use: Agricultural

Adjacent Land Use and Zoning:

Direction	Zoning	Land Use
North	A, Agricultural District	Single Family Residences
South	A, Agricultural District	Agricultural
East	A, Agricultural District	Agricultural
West	A, Agricultural District	Single Family Residences and Agricultural

2030 Master Plan: Recommends Rural Residential land use

Public Services: County Council District 2 – Joe Brazil  
School District – Francis Howell School District  
Fire District – New Melle Fire Protection District

Utilities: Water – Individual Well – Public Water Supply #2 service area  
Sewer – Private wastewater systems

Zoning History: This property was zoned A, Agricultural District in 1959 with the inception of zoning.

**REZONING ANALYSIS**

The rezoning request is for a parcel of 84.20 acres in size. This acreage includes the parcel of 83.20 acres located on the west side of Busdieker Lane 300 feet south of Foristell Road and the 300 foot portion of Busdieker Lane leading from the property to Foristell Road. The applicant requesting this rezoning has also submitted a preliminary plat for a subdivision consisting of 25 lots with a minimum lot size of 3 acres. With the proposed purchase of a portion of Busdieker Lane, the applicant will be required to improve the access to the property and will be required to have St. Charles County Highway Department approval for ingress and egress from Busdieker Lane onto Foristell Road.

Similar lot sizes of 3 acres are found in the Auburn Meadows subdivision located directly to the west and north of this property. The land use plan for this area does recommend residential land use with 3 acre minimum lot size. This minimum lot size recommendation will be able to support the required individual sewer systems proposed in the subdivision plat. Public Water Supply District #2 will provide the water services for the proposed subdivision.

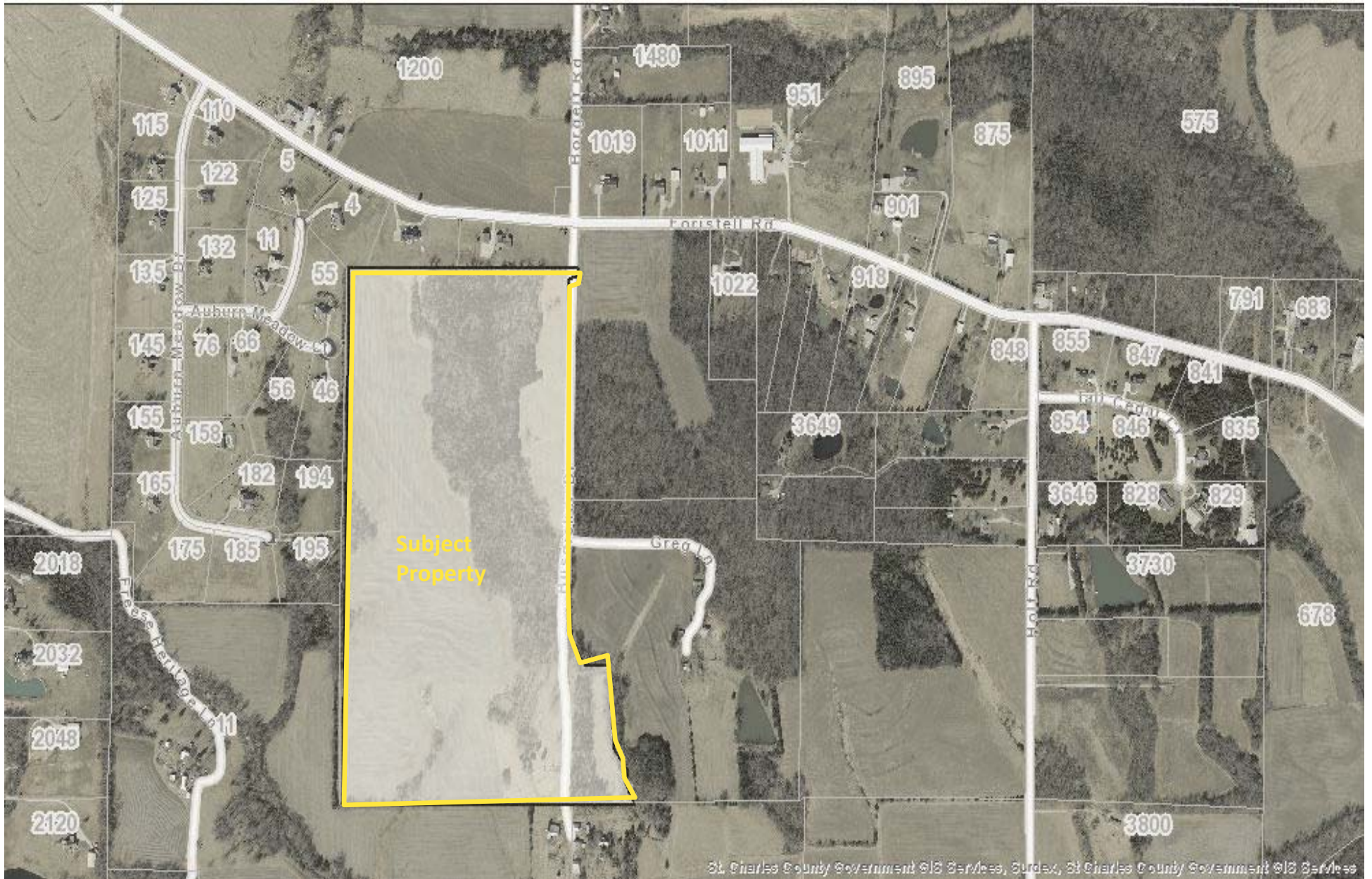
**RECOMMENDATION:**

The Planning and Zoning Division recommends that this zoning request from A, Agricultural District (5-acre minimum lot size), to RR, Residential District, (3-acre minimum lot size) be approved. In recommending approval to the RR zoning district, staff finds the proposed zoning to be consistent with the 2030 Land Use Plan.

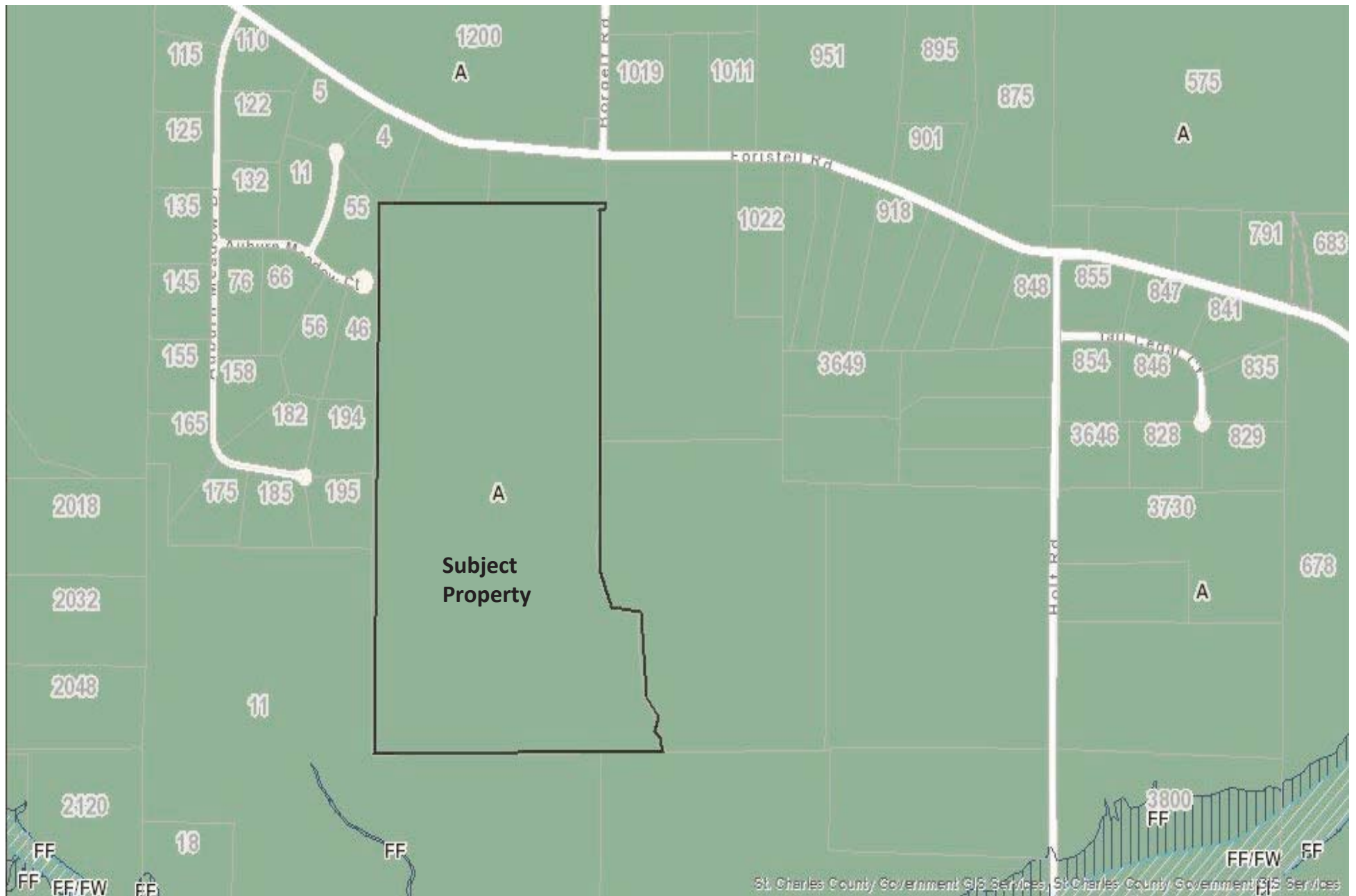


Looking west from Busdieker Lane



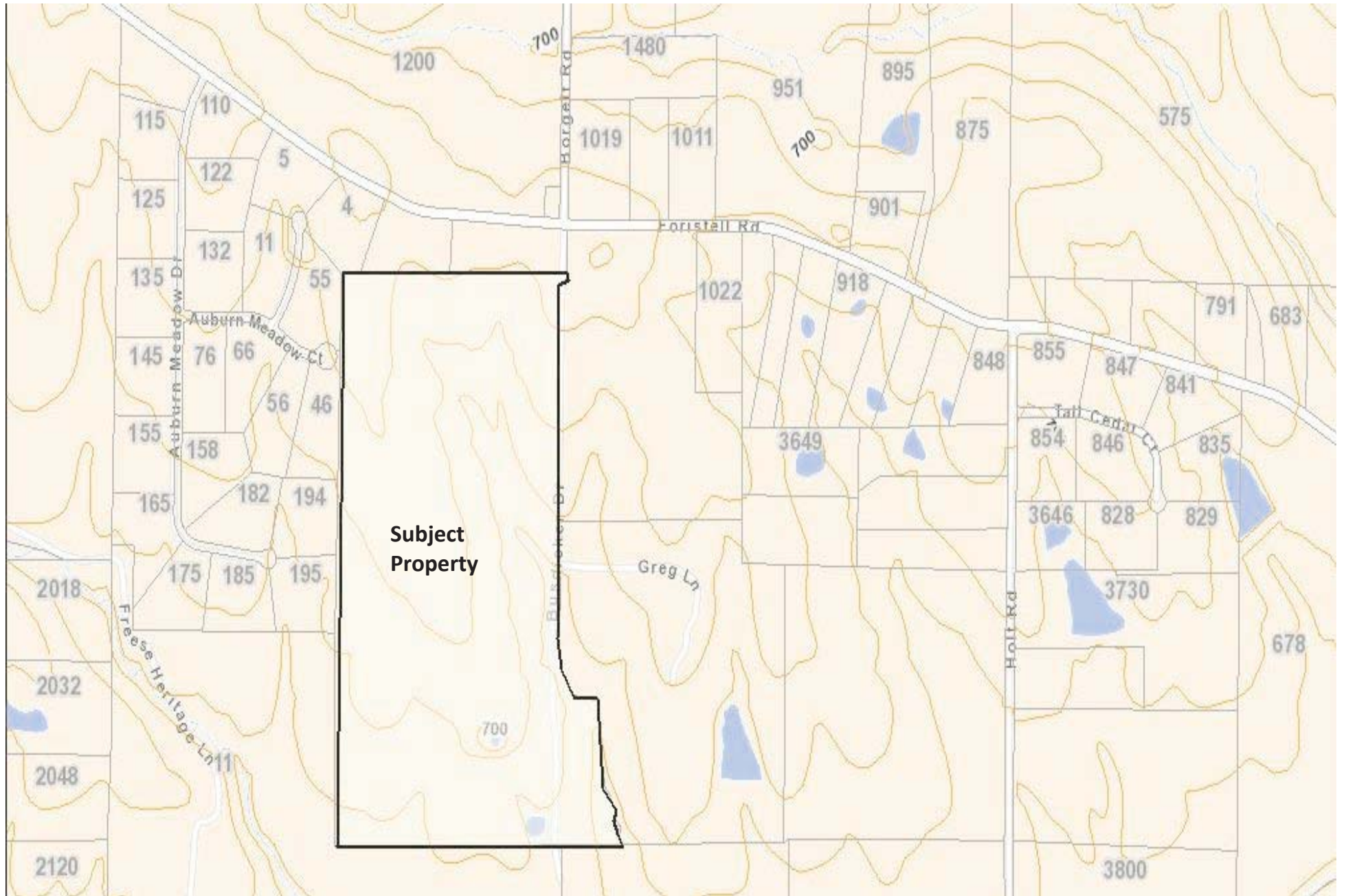


**RZ19-14 - Aerial**

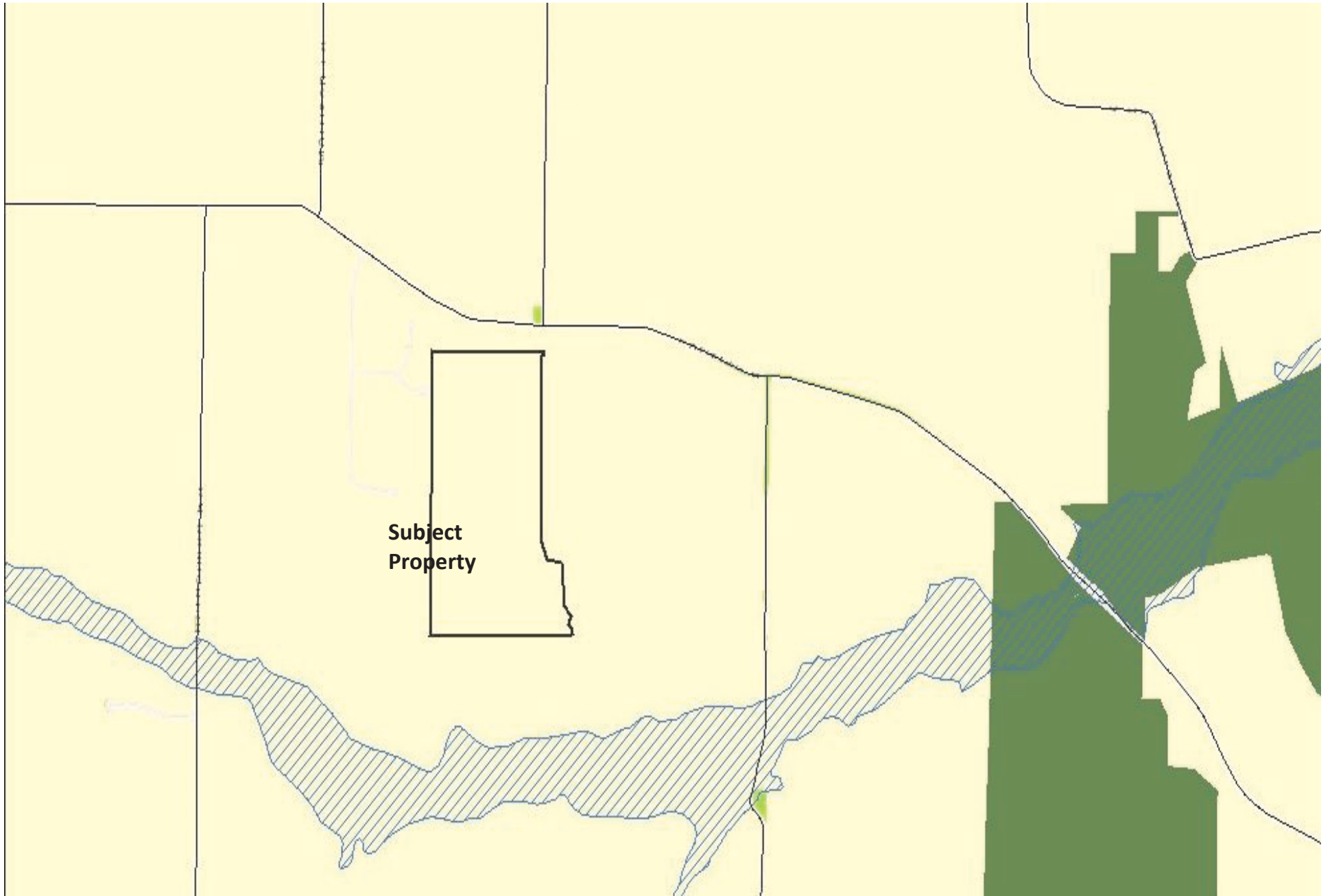


## RZ19-14 - Zoning





**RZ19-14 Topography**



**RZ19-14 Future Land Use**