REZONING RZ19-16

REZONING REQUEST - MEINERSHAGEN ROAD

Application No: RZ19-16
Property Owner: South Meiners Land Development, LLC
Current 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: 91.98 acres
Location: On the southwest corner of the intersection of Meinershagen Road and South Point Prairie Road
Council District: 2
Account No.: 754290A000

CONTENTS:

➢ Staff Recommendation
➢ Photo(s) of Site
➢ Aerial Photo
➢ Surrounding Zoning Map
➢ Future Land Use Map
➢ Letters received
  ◆ Opposition - James and Joyce Caruthers
  ◆ Opposition - Mike and Kara Dempsey
STAFF RECOMMENDATION

To: County Planning & Zoning Commission
Prepared by: Mark Price Jr, AICP, CFM
Application No.: RZ19-16
Date: December 10, 2019

BACKGROUND INFORMATION

Owner: South Meiners Land Development LLC
Applicant: Bax Engineering Company
Requested Action: A zoning map amendment to rezone 91.98 acres from A, Agricultural District (5-acre minimum lot size) to RR, Residential District (3-acre minimum lot size)
Location: South side of Meinershagen Road, at the intersection of Meinershagen Road and South Point Prairie Road, North of New Melle.
Current Zoning: A, Agricultural District (5-acre minimum lot size)
Current Land Use: Vacant/Agricultural
Adjacent Land Use and Zoning:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>A, Agricultural District</td>
<td>Single Family Homes (3+ acre lots)</td>
</tr>
<tr>
<td>South</td>
<td>A, Agricultural District</td>
<td>Agricultural Land</td>
</tr>
<tr>
<td>East</td>
<td>A, Agricultural District</td>
<td>Single Family Homes, Farm</td>
</tr>
<tr>
<td>West</td>
<td>A, Agricultural District</td>
<td>Agricultural Land</td>
</tr>
</tbody>
</table>

2030 Master Plan: Recommends Rural Residential (minimum lot size 3 acres) land use

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

Utilities: Water – Public Water District 2
Sewer – Individual Wastewater Treatment System
REZONING ANALYSIS

The rezoning request is for a parcel of 91.98 acres in size. The applicant requesting this rezoning has also submitted a preliminary plat for a subdivision consisting of 28 lots with a minimum lot size of 3 acres (PRE19-19). The applicant will be required to provide roads in the subdivision that are improved to the standards required by the County for a private road system. The property owner will be required to have St. Charles County Highway Department approval for ingress and egress from the subdivision onto Meinershagen Road.

The surrounding area is a mix of different lot sizes ranging from approximately 1 acre in size up to and exceeding 100 acres. There are multiple 3 acre plus lots along both Meinershagen Road and South Point Prairie Road. This density of development is not out of character and would fit in with the existing development types in the area.

The 2030 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.

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.
RZ19-16 – Zoning
From: Jim Caruthers <jjcaruthers@gmail.com>
Sent: Wednesday, December 11, 2019 1:54 PM
To: Planning <Planning@sccmo.org>
Cc: Jim Caruthers <jjcaruthers@gmail.com>; Joyce Caruthers <joyceccaruthers@gmail.com>
Subject: Rezoning Application RZ19-16

St Charles Planning & Zoning Commission

We received the notification of the subject Request from you. We reside at 657 Dyer Rd, Wentzville, Mo 63385, near the back portion of the parcel in question.

We strongly oppose the proposed rezoning. Dyer Rd is a mostly rural road that is increasingly seeing 'residential' traffic using Dyer as a 'short cut' to access Hwy Z and beyond. The traffic increase originates from Foristell Rd residents bypassing New Melle and from residents from Pt Prairie and feeder roads like Meinershagen. Adults, children, pets and wildlife are increasingly at risk from these who do not respect speed and attention to the road during morning and afternoon commutes.

The growth of residents on or near Dyer have complied with 5-acre zoning (in most cases more) to minimize residential density, and so too should the growth on Meinershagen and Foristell Rds.

Thank you for calling this Request to our attention.

James and Joyce Caruthers
636 866 4747
To whom it may concern,

I’m writing in regards to the rezoning on Foristell road to 3 acre lots. I urge you to vote against this rezoning. As a member of this community and a homeowner on Foristell road (within 1,000 feet) I do not believe this is in the best interest of the community. The infrastructure of New Melle and its surrounding areas does not support this vastly growing number of people & traffic to the area. I urge you to look at the narrow rural/farm roads, the small town school that is already bursting at the seems, the peacefulness and nature that exist here that no one in the area is wanting to lose so that a developer can create more homes on smaller lots. This is not right for our community. We ask you to please respect the communities wishes and keep the homesites to 5 acres. Thank you for your time.

Mike & Kara Dempsey

Sent from my iPhone