APPLICATION PRE19-19

PRELIMINARY PLAT FOR SOUTH POINT ESTATES - MEINERSHAGEN ROAD

Application No:    PRE19-19
Property Owner:   South Meiners Land Development, LLC
Developer:       Bill McNair
Property Surveyor:   Bax Engineering Company
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 uses (3-acre minimum lot size)
Proposed lots:  28
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

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  • Opposition – Bill and Joyce Zollmann
  • Opposition – Joann Palmer
STAFF RECOMMENDATION

To: County Planning & Zoning Commission  
Prepared by: Mark Price Jr, AICP, CFM
Application No.: PRE19-19  
Date: December 10, 2019

BACKGROUND INFORMATION

Owner: South Meiners Land Development LLC
Applicant: Bax Engineering Company
Requested Action: Approval of South Point Estates Preliminary Plat (28 lots)
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)
Proposed Zoning: Rezoning requested in case RZ19-16 to RR, Rural Residential District (3-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>
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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
PRELIMINARY PLAT ANALYSIS

The property (754290A000) is 87.25 acres in size and the owner/developer is proposing twenty-eight (28) individual lots with a minimum lot size of three (3) acres. All lots will access the internal street system of the subdivision. The street system consists of three cul-de-sacs and all roads will be constructed to the County’s private road standard.

Planning staff consulted with the Roads and Traffic Division and the County Highway Department in the review of this plat. The County’s future right-of-way needs were examined for Meinershagen Road and South Point Prairie Road and it was determined no dedications were needed or required.

RECOMMENDATION:

The Planning and Zoning Division recommends that the Planning and Zoning Commission approve this plat with the condition that the County Council approve the related rezoning request (RZ19-16). In recommending approval, staff finds the proposed plat to be in conformance with UDO preliminary platting requirements.
PRE19-000019 – Zoning
Low Density Residential

Subject Property

Rural Residential

PRE19-000019 – Land Use Plan, 2030
December 10, 2019

Planning & Zoning Commission
201 North Second Street, Suite 410
St. Charles, Missouri 63301

Re: Application No. PRE19-19

Gentlemen:

We recently received a Notice of Preliminary Plat – Meinershagen Road, Application No. PRE19-19. Please consider this letter as our remonstrance as to the proposed development for 3 acre lots for the following reasons:

1. Most of the 91.98 acres drains on our agricultural property; that property already has substantial erosion problems and allowing this plat for 3 acre lots will only acerbate those problems.

2. Twenty-eight (28) three (3) acre lots with immediate run-off from roofs and streets would increase our already substantial erosion problem; five (5) acre lots would be bad, but tolerable.

3. There are no 3 acre subdivisions in the immediate area and very few lots under 5 acres in size.

4. Five (5) acre lots would allow 3.96 acres for retention ponds, streets and amenities and even that would be far too little.

5. The soil in this area is mostly clay and does not percolate well enough for septic tanks on three (3) acre lots.

It was my understanding that this part of the county was to be viewed as agricultural property and not residential property under the Master Plan. It was also my understanding that five (5) acre lots with septic systems were to be viewed as the “minimum norm” for rural residential uses.

W. J. Zollmann, III
Joyce Zollmann
Planning and Zoning Commission
201 North Second Street
St. Charles, MO 63301

This is in reference to Application No. PRE 19-19:
As a landowner adjacent to the proposed development for South Point Estates-Meinershagen Road, I object to the development. My understanding is that this is viewed as agricultural property under the Master Plan of this part of the county. It would also seem that 5 acre lots are minimum due to the need for septic systems in the type of clay soil in that area. Twenty-eight homes would jeopardize safety on the existing roads.

Respectfully submitted,
Joann Palmer