APPLICATION CUP20-01

CONDITIONAL USE REQUEST - 215 JOSEPHVILLE ROAD

Application No:       CUP20-01
Property Owner/Applicant:  Birdie, Incorporated
Property Zoning:       I1, Light Industrial District
Conditional Use Request: Outdoor Storage of Boats, Recreational Vehicles, and Construction Equipment
2030 Master Plan:      Recommends Industrial uses
Parcel Size:           23.44 acres
Location:              On the west side of Josephville Road, approximately 1,000 feet south of Mexico Road; adjacent to General Motors and the City of Wentzville
Council District:      1
Account No.:           685210A000

CONTENTS:

- Staff Recommendation
- Photo(s) of Site
- Aerial Photo
- Surrounding Zoning Map
- Preliminary Concept Plan
- Letters received
- Comments - City of Wentzville
STAFF RECOMMENDATION

To: County Planning & Zoning Commission
Prepared by: Ellie Marr, CFM
Application No.: CUP20-01
Date: February 10, 2020

BACKGROUND:

Owner: Steve Layne/TMM Wentzville

Requested Action: Conditional Use Permits for (1) Boat and RV Storage; and (2) Construction Equipment Storage

Location: 215 Josephville Road; Located on the west side of Josephville Road, approximately 1,000 feet south of Mexico Road and adjacent to the City of Wentzville.

Current Zoning: I1, Light Industrial
Current Land Use: Vacant
Parcel Size: 6.54 acres

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>I1, Light Industrial</td>
<td>United Pipeline Systems, LLC</td>
</tr>
<tr>
<td>South</td>
<td>I1, Light Industrial</td>
<td>Birdie, Inc</td>
</tr>
<tr>
<td>East</td>
<td>A, Agricultural District</td>
<td>Single family residence, Farm</td>
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<tr>
<td>West</td>
<td>City of Wentzville</td>
<td>GM Plant</td>
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</tbody>
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2030 Master Plan: Recommends industrial land use

Public Services: County Council District 1 – Joe Cronin
School District – Wentzville School District
Fire District – Wentzville Fire Protection District

Utility Service Areas: Water – City of Wentzville
Sewer – City of Wentzville
The applicant is requesting two (2) separate conditional use permits. The first is for boat and RV storage. The second request is for construction equipment and heavy machinery (new and used) storage.

Currently, this property, and surrounding properties to the north and south, are zoned Industrial. Hwy. A and the GM Plant Complex are located on the west side of the property. The property to the east is zoned A, Agricultural, however, the future land use plan recommends Industrial use based on future growth and land use plans for both the County and the City of Wentzville. The applicant has submitted a concept plan depicting 123 boat and RV storage spaces and construction equipment storage with a planned future parking enclosure.

The concept plan also indicates plans for two (2) future building pads with the intent of potential leasing to building contractors. This planned future use would not require any additional conditional use permits, however, the site plan would be required to be updated. This use would be subject to placement of an individual wastewater system on the site or sewer service availability through the City of Wentzville.

The concept plan proposes a six (6) foot chain link fence along the boundary lines on the south, north, and west sides of the property. On the east side, the applicant proposes a fence and gate to be located behind the future building pads, approximately 150 feet from the eastern boundary line. A front landscaping buffer area, as required by Section 405.435 of the Unified Development Ordinance for St. Charles County, is proposed in the front building setback area.

**CONDITIONAL USE ANALYSIS**

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.”

Staff has reviewed these criteria relative to the subject site and finds that both the request for a proposed boat and RV storage area and construction equipment and heavy machinery storage as shown on the concept plan will conform to the Conditional Use Permit standards. The surrounding property uses are in general conformance with the proposed use of this property.

**RECOMMENDATION:**

The Planning and Zoning Division recommends that the Planning and Zoning Commission recommend approval of the two (2) conditional use requests as complying with the criteria of Section 405.510. B of the County Code with the following conditions on each request.
Should the Planning and Zoning Commission recommend approval, staff requests that the following conditions be added:

1. A site plan substantially complying with the attached concept plan and Section 405.525 of the County Code shall be submitted to and approved by the St. Charles County Community Development Department prior to the conditional use becoming active.

2. No conditional use shall be in active use until such time all conditions of approval have been met.
CUP20-01 - Zoning
February 11, 2020

Robert Myers, AICP
Planning and Zoning Division Director
Community Development Department
201 N. Second St., Suite 420
St. Charles, MO 63301

RE: Application #RZ 20-02 and CUP 20-01

Dear Mr. Myers,

The City of Wentzville has received the above referenced notices for rezoning and conditional use and offers the following comments. These properties are located within the City of Wentzville Planning Area, as indicated within the City’s Comprehensive Plan.

Application #RZ 20-02:
The Wentzville Future Land Use Plan, within the Comprehensive Plan indicates the petitioned property to be Institutional Neighborhood Commercial land use and zoning can be supported along the frontage to Hwy Z, which is identified as an Arterial Roadway. There were no development plans included in the notice received from your office. If a new land use is planned or changes in land use are planned, how are public utilities being provided to this project and is buffering being provided to adjacent property? Upon the review of a site plan associated with the future use of this property right of way dedication or reservation for the future expansion of Hwy Z is requested at a width of sixty feet from the existing centerline. Annexation is a requirement if access to Wentzville public utilities is determined under the City and County Code to be required.

Application #CUP 20-01:
The Wentzville Future Land Use Plan, within the Comprehensive Plan indicates the petitioned property to be future Industrial land use. The City’s zoning regulations also require the review and processing of a conditional use permit for this type of land use proposed. It appears from the property drawn on the notice that a land subdivision plat is also included as a part of this proposal. Right of way dedication for the future expansion of Josephville Road, forty feet from the existing centerline is a requirement of the City’s Subdivision Regulations for the future expansion of Josephville Road in the future, as applicable. For this land use, the City requires that all surfaces for parking and maneuvering of any type of motor vehicle or trailer, etc... be paved with asphalt or concrete. Dust from unpaved gravel parking areas may cause a nuisance to adjacent property and adjacent public roadways, via blowing dust or gravel particulates being deposited upon adjacent roadways, which should be avoided. The City is requesting paving be accomplished for the land use as a condition of the County’s review and processing of this permit. Are public utilities being requested for this land use proposal? Access to the City’s public water or sanitary sewer utilities in the immediate future or long term future will require annexation into the City of Wentzville under the adopted Wentzville City Plan and Municipal Code.
Is screening of the storage yard area a component of this development project? The City's zoning regulations require screening for outdoor storage areas as proposed by this petition being heard in St. Charles County.

Thank you for the opportunity to comment. Please contact the Planning Division of the Community Development Department with questions at your convenience at (636) 639-2031.

Sincerely,

[Signature]

Doug Forbeck, Director Community Development
City of Wentzville

cc: Sue Spiegel, Director of Public Works
    File

The City of Wentzville is a community of neighbors working together to build a better future.