APPLICATION CUP20-02

CONDITIONAL USE REQUEST - 1125 DIETRICH ROAD

Application No: CUP20-02
Property Owner: Edward and Tami Barrieau
Applicant: Valley Farms, LLC
Property Zoning: A/FF, Agricultural District with Floodway Fringe Overlay District
Conditional Use Request: A request to amend CUP17-06 to expand the hours of operation allowed, and the maximum number of guests allowed
2030 Master Plan: Recommends Low Density Residential Uses (1 to 4 dwellings per acre)
Parcel Size: 20.67 acres
Location: On the west side of Dietrich Road, approximately 600 feet north of Wild Horse Drive
Council District: 1
Account No.: 670380C000

CONTENTS:

➢ Staff Recommendation
➢ Photo(s) of Site
➢ Aerial Photo
➢ Surrounding Zoning Map
➢ Revision Request
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➢ Letters received
  ◆ Support - Paula Weeks
  ◆ Support - Bob and Martha Pence
  ◆ Support - Martin H. Bays Jr.
STAFF RECOMMENDATION

To: County Planning & Zoning Commission

Prepared by: Ellie Marr, CFM

Application No.: CUP20-02

Date: February 10, 2020

BACKGROUND:

Owner/Applicant: Ed and Tami Barrieau

Requested Action: A request to amend CUP17-06 to expand the hours of operation & maximum number of guests allowed

Location: West side of Dietrich Road, approximately 600 feet north of Wild Horse Drive

Current Zoning: A, Agricultural District with FF/Floodway Fringe Overlay District

Current Land Use: CUP17-06 allows a rural recreational activity and a facility for weddings, wedding receptions, and other events (Ordinance 17-070)

Parcel Size: 20.67 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>A, Agricultural District with FF/Floodway Fringe Overlay District</td>
<td>Single Family Residence</td>
</tr>
<tr>
<td>South</td>
<td>A, Agricultural District with FF/Floodway Fringe Overlay District</td>
<td>Single Family Residence</td>
</tr>
<tr>
<td>East</td>
<td>A, Agricultural District with FF/Floodway Fringe Overlay District</td>
<td>Single Family Residence</td>
</tr>
<tr>
<td>West</td>
<td>A, Agricultural District with FF/Floodway Fringe Overlay District</td>
<td>Vacant Residential Lot and Common Ground for Incline Village Subdivision</td>
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</tbody>
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2030 Master Plan: Low Density Residential (1-4 units per acre)

Public Services:
- County Council District 1 – Joe Cronin
- School District – Wentzville School District
- Fire District – Wentzville Fire Protection District
The applicant is requesting two (2) revisions to the existing Conditional Use Permit 17-06. The first request is to amend condition 2. in Ordinance 17-070 from: “Wedding receptions will only be offered during the months of April, May, June, September, October, and November on Fridays, Saturdays, and Sundays. There will be no more than thirty (30) wedding receptions per calendar year with an end time of 12 a.m., except that music at such wedding receptions shall end no later than 10:30 p.m. Any other events will end no later than 10 p.m. on weekends and 9 p.m. on weekdays;” to: “Wedding receptions will be offered on Fridays, Saturdays, and Sundays. Receptions will end no later than 12:00 a.m., except that music at such wedding receptions will end no later than 11:00 p.m. All other events will end at 11:00 p.m. on weekends and 10:00 p.m. on weekdays.”

The second revision request is to amend condition 6. in Ordinance 17-070 from: “No more than two hundred (200) guests allowed.” to: “No more than two hundred fifty (250) guests allowed.”

The applicant first request is that there not be a limit to the number of weddings per calendar year and that music be allowed to continue indoors until 11:00 p.m. from the original condition of 10:30 p.m. Weddings would continue to be limited to Fridays, Saturdays, and Sundays. All other events would have an ending time of 11:00 p.m. on weekends and 10:00 p.m. on weekdays. The applicant has stated that ending both the music at 11:00 p.m. and closing the venue at 12:00 a.m. allows the wedding party to close the celebration and the guests to leave at more staggered times. Closing the venue earlier encourages guests to gather outside rather than to remain indoors and close out the gathering.

The applicant is also requesting to change the condition of limiting the number guests in Ordinance 17-070 from 200 to 250 guests. The applicant has indicated that wedding parties traditionally plan for 200 guests but invite more than 200 because not everyone will be able to attend. In the event that more than 200 guests do attend, the applicant wishes to be in compliance with the conditions of the Ordinance.

The concept plan submitted shows the recent addition of an upgraded individual wastewater treatment system and public restrooms adjacent to the venue that are ADA compliant. No changes to the parking requirements is required by the request for additional guests since there is no change to the gross square footage of the building.

Staff has reviewed code enforcement complaints regarding the original conditional use permit issued in 2017 and has found none.

**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 requests for revisions to the conditions of CUP17-06 will be in general conformance to the original request. After being in operation for three (3) years, there have been no complaints filed and the applicant has found that a revision to the original conditions may be in order after observing the tendency of wedding parties over several wedding seasons.

RECOMMENDATION:

The Planning and Zoning Division recommends that the Planning and Zoning Commission recommend approval of the following two (2) conditional use conditions as complying with the criteria of Section 405.510. B of the County Code.

1. Amend Condition 2 of Ordinance 17-070 to: Wedding receptions will be offered on Fridays, Saturdays, and Sundays. Receptions will end no later than 12:00 a.m., except that music at such wedding receptions will end no later than 11:00 p.m. All other events will end at 11:00 p.m. on weekends and 10:00 p.m. on weekdays.

2. Amend Condition 6 of Ordinance 17-070 to: No more than two hundred fifty (250) guests allowed.
CUP20-02 – Zoning
Valley Farms LLC would like to request the following condition revisions to the existing
Condition Use Permit 17-06 under Section 2 of that CUP.

Revision 1: Remove paragraph 2 and replace with the following paragraph:

“Wedding receptions will be offered on Fridays, Saturdays, and Sundays. Receptions will end no later than 12:00am, except that music at such wedding receptions will end no later than 11:00pm. All other events will end at 11:00pm on weekends and 10:00pm on weekdays”

Revision 2: In paragraph 6, change the max guest count from 200 to 250
Valley Farms
Site Plan
Cup 17-06

1" = 10'

Notes:
- Total Acreage: 20.67 Acres
- Total Developed: 1.49 Acres
- All buildings are existing structures
- No lighting fixtures pointing at house
- No street parking
- Water released for paved parking
- 64,000 sqft meeting space = 67 Pkng Spots

All Pomfrey Owner
- Dennis Doyle

All parking spots are 9' x 19'

Restroom facilities include:
- Ladies: 4 stalls + 2 sinks, ADA compliant
- Men's: 2 stalls + 2 sinks, ADA compliant

North
Mr Kuhn,

After receiving a letter regarding 1125 Dietrich Road I wanted to state as one of The Barrieaus neighbors at 1128 Dietrich Road I don’t have concerns with amending the hours of operation or number of guest.

We have never had a problem with their guest or noise level.

It is a pleasure to look across the street at their property. They work year round maintaining it and it shows. It’s a beautiful property and Ed and Tami have been very respectful to our family as neighbors

Thanks

Paula Weeks

Sent from my iPhone
St. Charles County Community Development
201 N. Second St.
Ste. 410
St. Charles, MO. 63301

2/17/20

RE: Application No: CUP20-02

To Whom It May Concern:

We have no problem with expanding hours of operation and the number of guests at the Valley Farms events. Their events are no louder or disruptive than neighbors having outside parties up on the hill from us or what floats over from Incline Village. They are good neighbors and continue to improve their property.

Sincerely,

Bob & Martha Pence
1146 Dietrich Rd.
Foristell, MO 63348
To Whom It May Concern:

I am unable to attend the meeting regarding the Valley Farms CUP application # CUP20-02 yet wish to have a voice.

Valley Farms is a positive presence in our community. I delight in watching this family friendly business provide joy to children during the fall when folks purchase pumpkins and treat their children to train rides. I have no concerns over their proposed business expansion and reject the notion that their growth would overwhelm the facility or surrounding community.

Thank you for the opportunity to have a voice on this important matter.

Marlin H Bays Jr
636-579-8392
3234 Wild Horse Drive
Foristell, MO 63348