REZONING REQUEST - 2949 WEST MEYER ROAD AND DUENKE ROAD

Application No: RZ20-01
Property Owners: Thomas W. Dubray and Roberta A. Dubray
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 Low-Density Residential (1 to 4 dwellings per acre)
Parcel Size: 36.17 acres
Location: On the west side of Duenke Road, approximately 4,000 feet north of West Meyers Road; near the Cities of Wentzville and Foristell
Council District: 1
Account Nos.: T200100008, 676080A000, and part of A964000366

CONTENTS:

- Staff Recommendation
- Photo(s) of Site
- Aerial Photo
- Surrounding Zoning Map
- Future Land Use Map
- Letters received
  - Comments - U.S Army Corps of Engineers
To: County Planning & Zoning Commission  
Prepared by: Karen Hutchins, MCP  
Application No.: RZ 20-01  
Date: January 30, 2020

GENERAL INFORMATION

Owner: Thomas W and Roberta A Dubray

Requested Action: A zoning map amendment rezoning parcels T200100008, 676080A000, and 11.33 acres of Parcel A964000366 from A, Agricultural District to RR, Single-Family Residential District, a total of 36.17 acres

Location: 2949 West Meyer Road, west side of Duenke Road, approximately 4,000 feet north of West Meyer Road; near the cities of Wentzville and Foristell

Current Zoning: A, Agricultural District, 5 acres

Current Land Use: Low Density Residential (1-4 units/acre)

Adjacent Land Use and Zoning:

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<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>A, Agricultural FF/FW</td>
<td>Residential</td>
</tr>
<tr>
<td>South</td>
<td>A, Agricultural</td>
<td>Residential</td>
</tr>
<tr>
<td>East</td>
<td>A, Agricultural</td>
<td>Residential</td>
</tr>
<tr>
<td>West</td>
<td>A, Agricultural</td>
<td>Residential</td>
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</tbody>
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2030 Master Plan: Recommends Low Density residential land use (1-4 dwellings per acre)

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

Utilities: Water – City of Wentzville  
Sewer – Individual Wastewater Treatment System as approved by St. Charles County
REZONING ANALYSIS

Currently, parcels T200100008 (14.05 acres), 676080A000 (10.98 acres), A964000366 (76.75 acres), and all surrounding properties, are zoned A, Agricultural with a 5-acre minimum lot size requirement. The applicant would like to rezone these parcels and a portion of A964000366 (11.14 acres) to RR, Single-Family Residential District with a 3-acre minimum lot size requirement. The three parcels combined total 36.17 acres. A single-family residence addressed as 2949 W Meyer Road currently exists on the 11.14 acres portion. This single-family dwelling would comply with the RR, Single Family Residential District zoning once rezoned.

At this time, the applicant has not indicated the intent for the rezoning. The potential development of these parcels as a residential subdivision would be in conformity with the 2030 Future Land Use Plan which encourages future land development of Low Density Residential (1-4 units/acre). The northern portion of lot 2949 is located within the FF, Floodway Fringe District and would need to be included as common ground if a residential subdivision was developed.

All lots involved in this rezoning are larger than 10 acres in size and should be able to support the required individual sewer and well systems if residential development would occur. Duenke Road provides access to vacant parcels T20010008 and 676080A000. Parcel A964000366 (2949 W Meyer Road) is accessed by W Meyer Road and Wren Song Ln.

RECOMMENDATION:

The Planning and Zoning Division recommends that this zoning request from A, Agriculture District (5-acre, minimum lot size) to RR, Single Family 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.
RZ20-01 - Zoning
RZ20-01 – Land Use Plan
To Whom it May Concern,

MVS-2020-78: Rezoning Request - 2949 West Meyer Road and Duenke Road
- Any development plans should be reviewed by our office. McCoy Creek is located immediately to the north and an unnamed tributary located immediately to the west, these appear to be waters of the U.S. There are also may be wetlands located along these boundaries. Once we have the project development plans, our office would be able to determine if there would be any impacts to jurisdictional waters of the U.S. and subject to a Sec. 404 permit.

MVS-2020-79: Conditional Use Request - 1 Illy Drive, Mid Rivers Mall Drive, and St. Peters Cottleville Road
- Any work plans should be reviewed by our office. Dardenne Creek borders the north boundary and an unnamed tributary flows through the site, these appear to be waters of the U.S. There may also be wetlands within the project boundaries. Once we have the project work plans, our office would be able to determine if there would be any impacts to jurisdictional waters of the U.S. and subject to a Sec. 404 permit.

Please allow this email to serve as documentation for your records.

Thank you,

David Meyer
U.S. Army Corps of Engineers
Regulatory Branch
1222 Spruce St.
St. Louis, MO 63103
Ph: 314.331.8810