Application 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

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- 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
  - Opposition - Bill and Joyce Zollmann
- Planning and Zoning Commission minutes from January 15, 2020 meeting
January 24, 2020

This communication summarizes the following bill to be introduced at the February 10, 2020 County Council meeting:

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The applicant requests rezoning this tract to accommodate plans to develop a 28-lot single-family residential subdivision with lot sizes of 3+ acres.

The tract is a mile south of Hwy N which the Master Plan sees as a high-growth corridor. Meinershagen Road forms the southern boundary of the City of Wentzville’s sewer service area, as well as the 2030 Master Plan’s Urban Service Area boundary. As no public sanitary sewer service is anticipated for this tract, the County’s 2030 Master Plan recommends single-family residential uses on lots of 3 acres or larger to accommodate onsite sewage disposal.

The Planning and Zoning Commission held a public hearing on this rezoning application on January 15, 2020, and received the following public input:

- **Speakers:**
  - **Support:** 2
  - **Opposed:** 4
  - **Concerns:** 0

- **Letters on file:**
  - **Support:** 0
  - **Opposed:** 3
  - **Concerns:** 0

Having conducted the public hearing, the Planning & Zoning Commission voted to recommend as follows:

- **4** Approval
- **3** Denial
- **0** Abstentions

Additionally, the Planning and Zoning Commission approved the applicant’s preliminary plat conditioned upon zoning approval and additional measures to mitigate increased stormwater runoff.

**Recommendation:**

The Planning & Zoning Commission recommends approval of this rezoning request. The Planning and Zoning Division concurs with this recommendation as consistent with the 2030 Land Use Plan.

Sincerely,

Robert A. Myers, AICP
Director of Planning & Zoning

cc: Steve Eihmann, County Executive
Joann Leykam, Director of Administration
John Watson, County Counselor
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 (PRE-19-19). 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.

Property looking south from Meinershagen Road