REZONING REQUEST - 6171 HIGHWAY V

Application No: RZ20-03
Property Owners: Tully Investments, Incorporated
Current Zoning: A, Agricultural District, with Floodway and Floodway Fringe Overlay Districts
Requested Zoning: Riverfront District, with Floodway and Floodway Fringe Overlay Districts
2030 Master Plan: Recommends Agricultural uses
Parcel Size: 55.55 acres
Location: On the west side of Highway V, approximately 1,300 feet north of North Shore Drive
Council District: 6
Account No.: 905790A000

CONTENTS:

➢ Staff Recommendation
➢ Photo(s) of Site
➢ Aerial Photo
➢ Surrounding Zoning Map
➢ Future Land Use Map
➢ Letters received
  ◆ Support - Arnie Dienoff
STAFF RECOMMENDATION

To: County Planning & Zoning Commission  
Prepared by: Ellie Marr CFM

Application No.: RZ20-03  
Date: March 9, 2020

BACKGROUND INFORMATION

Owner/Applicant: Tully Investments, Inc.

Requested Action: A zoning map amendment to rezone 55.55 acres from A/FF/FW, Agricultural District with Floodway Fringe and Floodway Overlay (5-acre minimum lot size) to RF, Riverfront District (no minimum lot size)

Location: 6171 Highway V; On the west side of Highway V, approximately 1,300 feet north of North Shore Drive

Current Zoning: A/FF/FW, Agricultural District with Floodway Fringe and Floodway Overlay (5-acre minimum lot size)

Current Land Use: Marina

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>RF/FF/FW, Riverfront District with Floodway Fringe and Floodway Overlay</td>
<td>Port Charles Marina</td>
</tr>
<tr>
<td>South</td>
<td>A/FF/FW, Agricultural District with Floodway Fringe and Floodway Overlay</td>
<td>222 Yacht Club and Farm field</td>
</tr>
<tr>
<td>East</td>
<td>A/FF/FW, Agricultural District with Floodway Fringe and Floodway Overlay</td>
<td>Farm field</td>
</tr>
<tr>
<td>West</td>
<td>Mississippi River</td>
<td>Mississippi River</td>
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</tbody>
</table>

2030 Master Plan: Recommends Agricultural (minimum lot size 5 acres) land use

Public Services: County Council District 6 – Nancy Schneider  
School District – Orchard Farm School District  
Fire District – Orchard Farm Fire District
REZONING ANALYSIS

The rezoning request is for a parcel of 55.55 acres in size with the current, primary use of the property as a marina. Under the current Agricultural Zoning District, a marina is considered to be a permissive use, however, services that are in conjunction with a marina such as boat brokerage, sales and storage of boats, marine gas services, and campgrounds are considered to be conditional uses. Currently, should any marina wish to add a service in conjunction with the marina use or change any of its original conditional uses under its current Agricultural zoning designation, it must apply for a conditional use permit and submit a subsequent site plan. Under the Riverfront zoning designation, these types of uses are considered permissive uses and would only require an update to their current site plan for review by Community Development Department staff.

The marina located directly to the north of this marina and the marina located approximately 2,000 feet to the south along the Mississippi River are currently zoned RF/FF/FW, Riverfront District with Floodway Fringe and Floodway.

The 2030 Land Use Plan for this area does recommend agricultural land use with 5-acre minimum lot size, however, the existing marinas that are zoned Riverfront, have a land use recommendation of Parks and Open Space which is supportive of the recreational use of the Mississippi River and its necessary marina facilities.

RECOMMENDATION:

The Planning and Zoning Division recommends that this zoning request from A/FF/FW, Agricultural District (5-acre minimum lot size) with Floodway Fringe and Floodway Overlay, to RF, Riverfront District, (no minimum lot size) be approved. In recommending approval to the RF zoning district, staff finds the proposed zoning to be consistent with the other marinas located in the immediate area and the use of the property as a marina with supporting services.
Property looking north from Hwy V
RZ20-03- Zoning

Subject Property

RZ20-03- Zoning

Subject Property
RZ20-03 - Topography
Wednesday, April 15th, 2020

County Planning and Zoning Members and County Planning Director County of Saint Charles County
Executive Office Building County Council Chambers 3rd Floor 100 North Third (3rd) Street Saint
Charles, Missouri 63301-2854

Reference: Public Written Testimony for the Wednesday, April 15th, 2020 at 7:00 p.m. County
Planning and Zoning Commission Meeting to be included in the Official Journal and Public
Record of the Saint Charles County Planning and Zoning Commission

Dear County Planning and Zoning Commissioners & County Planning Director:

I am highly opposed to the proposed conduct and proposed illegal violations of the Saint Charles
County Council, my Home-County in how it proposes to hold Public Meetings in Violations of Chapter 610
in its entirety of the Revised State Statues of Missouri. No Authority is granted to the Council in Section
610.021 of the Statue.

1. **RZ-20-03: 55-Acres Marina Community**

1. **Recommendation:** Approve of New Zoning District.

Very Truly Yours,

//S//: Arnie C. AC Dienoff

Arnie C. AC Dienoff
Saint Charles County/State Civic &
Public Advocate
On behalf of OUR and my fellow 433,000 County
Residents