APPLICATION CUP20-01

CONDITIONAL USE REQUEST - 215 JOSEPHVILLE ROAD

Application No: CUP20-01
Property Owner/Applicant: TMM Wentzville, LLC
Property Zoning: I1, Light Industrial District
Conditional Use Request: Outdoor Storage of Boats, Recreational Vehicles, and Construction Equipment and Heavy Machinery (new and used)

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:

➢ Synopsis
➢ Staff Recommendation
➢ Photo(s) of Site
➢ Aerial Photo
➢ Surrounding Zoning Map
➢ Preliminary Concept Plan
➢ Letters Received:
  ♦ Comments - City of Wentzville
➢ Planning and Zoning Commission minutes from the March 18, 2020 meeting
March 27, 2020

This communication summarizes the following application and bill to be introduced at the April 13, 2020 County Council meeting:

**CONDITIONAL USE REQUESTS - 215 JOSEPHVILLE ROAD**

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<th>Application No:</th>
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<td>2030 Master Plan:</td>
<td>Recommends Industrial uses</td>
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<tr>
<td>Parcel Size:</td>
<td>6.54 acres</td>
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<tr>
<td>Location:</td>
<td>On the west side of Josephville Road, approximately 1,000 feet south of Mexico Road; adjacent to General Motors and the City of Wentzville</td>
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<td>Council District:</td>
<td>1</td>
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<td>Account No.:</td>
<td>part of 685210A000</td>
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This property is located across Highway A from the General Motors Plant and extends to Josephville Road. The applicant has submitted a concept plan depicting 123 boat and RV storage spaces and construction equipment storage. The site would be secured by a chain link fence and gate. The Josephville Road frontage would be landscaped to the County’s landscape buffer standards along roadways. The applicant proposes to surface the lot with gravel or crushed stone, and County staff could approve that surface so long as dust would be controlled by application of calcium chloride, cotton seed oil, or other approved means.

Since no connection to public sewer or water systems is proposed, annexation into the City of Wentzville is not required at this time. The concept plan shows two pad sites fronting Josephville Road where two buildings might eventually be constructed, and in that case connection to public sewer and water would be necessary.

The Planning and Zoning Commission held a public hearing on this application at its March 18, 2020 meeting and received the following public input:

- **Speakers:** 1 Support, 0 Opposed, 1 Concerns
- **Letters on file:** 0 Support, 0 Opposed, 0 Concerns
- **Agency Letters:** 1 (City of Wentzville)

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

- **6** Approval
- **0** Denial
- **0** Abstentions

**Recommendation:**

Following the public hearing, the Planning & Zoning Commission unanimously recommended approval of both CUP requests, subject to specific conditions. County staff concurs with this recommendation as conforming to the Conditional Use considerations in Section 405.510.B.

Sincerely,

Robert Myers, AICP
Director of Planning & Zoning

cc: Steve Ehlmann, County Executive
    Joann Leykam, Director of Administration
    John Watson, County Counselor
To: County Planning & Zoning Commission

Application No.: CUP20-01

Prepared by: Ellie Marr, CFM

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>
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<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>
</tr>
<tr>
<td>West</td>
<td>City of Wentzville</td>
<td>GM Plant</td>
</tr>
</tbody>
</table>

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.