Application RZ20-01

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:

➢ Synopsis
➢ Staff Recommendation
➢ Photo(s) of Site
➢ Aerial Photo
➢ Surrounding Zoning Map
➢ Future Land Use Map
➢ Letters received
   ♦ Comments - U.S Army Corps of Engineers
   ♦ Concerns - Michelle Thessen
➢ Planning and Zoning Commission minutes from March 18, 2020 meeting
March 27, 2020

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

**REZONING REQUEST - 2949 WEST MEYER ROAD AND DUENKE ROAD**

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<td>Rezoning Area:</td>
<td>36.17 acres</td>
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<td>Location:</td>
<td>On the west side of Duenke Road, approximately 4,000 feet north of W Meyer Road; near the Cities of Wentzville and Foristell</td>
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<td>Council District:</td>
<td>1</td>
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The applicant proposes to rezone two parcels and a portion of a third parcel from A, Agricultural District (5-acre minimum lot size) to RR, Single-Family Residential District (3-acre minimum lot size). The area to be rezoned (36.17 acres) is now vacant land except for one single-family residence.

The properties to be rezoned are located 1.5 miles north of I-70 between Foristell and Wentzville. Although County zoning for this area is solidly A, Agricultural District, the 2030 Master Plan recommendation for the area north of Meyer Road is solidly Low Density Residential (1-4 dwellings per acre). And although the Master Plan recommends a higher residential density than requested, the lack of sanitary sewer service in the area dictates a residential density of no more than one dwelling per three acres. The properties to be rezoned are outside both the sanitary sewer districts of both Foristell and Wentzville and thus cannot be served within the foreseeable future.

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

| Speakers: | 1 | Support | 0 | Opposed | 1 | Concerns |
| Letters on file: | 0 | Support | 0 | Opposed | 1 | Concerns |
| Agency Letters Received: | 1 | - MO Department of Natural Resources |

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

6 Approval 0 Denial 0 Abstentions

**Recommendation:**

The Planning and Zoning Commission unanimously recommended approval of this rezoning request. The Planning and Zoning Division concurs with this recommendation.

Sincerely,

Robert Myers, AICP
Director of Planning & Zoning

cc: Steve Ehlmann, County Executive
Joann Leykam, Director of Administration
John Watson, County Counselor
STAFF RECOMMENDATION

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:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
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</thead>
<tbody>
<tr>
<td>North</td>
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<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>
</tr>
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</table>

2030 Master Plan: Recommends Low Density residential land use (1-4 dwellings per acre)


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

Currently, parcels T20010008 (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.