REZONING REQUEST - 5225 GUTERMUTH ROAD

Application No: RZ20-05
Property Owner: Variety Homes, LLC
Current Zoning: R1A/FF, Single-Family Residential District, with Floodway Fringe Overlay District
Requested Zoning: R2/FF, Two-Family Residential District, with Floodway Fringe Overlay District
2030 Master Plan: Recommends Commercial Uses
Parcel Size: 3.47 acres
Location: On the north side of Gutermuth Road, approximately 950 feet southwest of Motherhead Road; adjacent to the City of Cottleville and near the City of St. Peters
Council District: 3
Account No.: 553800A000

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➢ Photo(s) of Site
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   ♦ Opposition - Heather Geringer
   ♦ Opposition - Richard and Lynn Schmidt
   ♦ Opposition - Lynn Brook
STAFF RECOMMENDATION

To: County Planning & Zoning Commission  
Prepared by: Ellie Marr CFM  
Application No.: RZ20-05  
Date: May 11, 2020

BACKGROUND INFORMATION

Owner: Variety Homes, LLC  
Applicant: Pickett, Ray, and Silver – Will Scheidt  
Requested Action: A zoning map amendment to rezone 3.47 acres from R1A, Single Family Residential District (1-acre minimum lot size) with Floodway Fringe Overlay District, to R2, Two Family Residential District, with Floodway Fringe Overlay District  
Location: 5225 Gutermuth Road; located on the north side of Gutermuth Road, approximately 950 feet southwest of Motherhead Road; adjacent to the City of Cottleville and near the City of St. Peters  
Current Zoning: R1A, Single Family Residential District with Floodway Fringe Overlay District (1-acre minimum lot size)  
Current Land Use: Single Family Residential (one residence)  
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>R1A/FF, Single Family Residential District with Floodway Fringe Overlay and Incorporated, City of Cottleville</td>
<td>Single Family Residences and Church/School Parking Lot</td>
</tr>
<tr>
<td>South</td>
<td>R1A, Single Family Residential District</td>
<td>Single Family Residences</td>
</tr>
<tr>
<td>East</td>
<td>R1A, Single Family Residential District</td>
<td>Single Family Residence</td>
</tr>
<tr>
<td>West</td>
<td>R1A, Single Family Residential District</td>
<td>Residential Accessory Structure</td>
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</tbody>
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2030 Master Plan: recommends Commercial land use  
Public Services: County Council District 3 – Mike Elam  
School District – Francis Howell School District  
Fire District – Cottleville Fire District
REZONING ANALYSIS

This rezoning request is to rezone a 3.47-acre parcel, now used for a single residence, to a two-family residential zoning district. Under the current R1A, Single Family Zoning District, up to 3 homes could currently be built on this property. The applicant is requesting R2, Two-Family Residential District zoning which could allow either single-family homes (detached or attached) or duplexes. The intent of the two-family residential zoning district is to allow for residential development of an urban character for one- and two-family homes on a minimum lot size of 7,000 square feet served by sanitary sewers and a public water supply.

The applicant plans to construct 18 attached single-family homes (“villas”) with each villa having a minimum of 3,500 square feet of lot area. A related subdivision plat has been submitted and is to be reviewed by the Planning and Zoning Commission on the same agenda.

The parcel is located within the City of Cottleville’s growth area and is adjacent to the city limits of Cottleville. While this parcel is located near the major intersection of Motherhead Road and Gutermuth Road, St. Joseph’s Catholic Church and School are already located on the northwest corner of this intersection with an overflow parking lot adjacent to the referenced parcel. On the opposite corner of this intersection, and within the city limits of Cottleville, a new subdivision, the Courtyards of Cottleville, is also located within the 2030 proposed commercial land use area.

St. Charles County’s 2030 Land Use Plan for this area recommends future commercial land uses on the north side of Gutermuth Road and low density residential uses on the south side of Gutermuth. Within the city, commercial land uses have tended to develop in the downtown area around the intersection of Hwy. N and Motherhead Road. There is also substantial commercial development eastward along Hwy. N to Mid Rivers Mall Drive and along the length of Mid Rivers Mall Drive within the city limits of Cottleville. Along Gutermuth itself, and southward along Motherhead Road, development has tended to be residential in nature.

Given development patterns and trends, the property’s location is more in keeping with residential than commercial development. First, development of attached villas could provide a graduated land use transition between downtown Cottleville and single-family homes to the south of Gutermuth Road, thereby preventing commercial development across the street from low-density residential land uses. Second, its location is within walking distance of downtown Cottleville and the adjoining St. Joseph Catholic Church and School. To provide a better traffic flow to a new highway interchange now under construction at Hwy 364 and Gutermuth Road, Gutermuth Road will in 2021 be widened to three lanes with curbs/gutters, storm sewers, and sidewalks. Sidewalk construction will facilitate walking between the proposed residences at this location and the abovementioned destinations.

The parcel has approximately 850 square feet of floodway fringe overlay and should this rezoning be approved, staff shall request during the platting process that the floodplain area be removed through the formal LOMR-F (Letter of Map Revision based on Fill) process with FEMA or a LOMA (Letter of Map Amendment) for the residential unit(s). This will assure that any lot or homeowner will not experience difficulty in obtaining a mortgage with federally backed funds.

RECOMMENDATION:

The Planning and Zoning Division recommends that the Planning and Zoning Commission recommend approval of this zoning amendment to the R2, Two-Family Residential District.
5225 Gutermuth Road
RZ20-05 - Zoning
RZ20-05 Future Land Use
To whom it may concern,

Property owners adjacent to 5225 GUTERMUTH RD are currently in the process of formally protesting the rezoning of this property. I live directly across the street at 5234 Gutermuth Road. There is already too much traffic, congestion and noise in this area, adding duplexes will only add to the problem.

This area of unincorporated St Charles County is NOT Cottleville and that should be taken into consideration when considering status of this request.
Dear Mr. Kuhn,

We are neighbors to this currently residential property and very much oppose it being rezoned "commercial"; we also are opposed to the existence of a change to the status of a "multi-family" district ("2-family residential district"). We moved to this area nearly three years ago since Chesterfield had grown into a noisy place with strip malls and office building replacing green spaces. We very much do not want this to happen to us and our neighbors again.

We have looked into purchasing this property and were told by their real-estate agent that there was talk of a gas-station being put in there. We very much love the wonderful combination of living in a beautiful location with easy access to major highways. Please..... do not ruin our neighborhood by converting this area to anything other than a single-family location.

We are sorry that we cannot be at the hearing this Wednesday evening in person, but I am an ER doctor and working a shift during the meeting time and my wife must stay home with our daughter with special needs. Please treat this note with the same consideration we would have offered in person.

Respectfully submitted,

Dr. Richard Schmidt
Mrs. Lynn Schmidt

9 Wood Glen Dr.
St. Charles, MO  66304
Planning and Zoning Commission,

Please consider this my official protest for rezoning 5225 Gutermuth Road as a commercial property. I live directly across that street at 5230 Gutermuth and my family and neighbors will be adversely impacted by this decision.

Taking into account the new Gutermuth road project which will already dramatically increase the noise and traffic issues we currently experience, adding 15/18 duplexes will further degrade our area of Unincorporated St. Charles County.

Lynn Anne Brook, Director

314-395-9375

4100 Rider Trail South

Earth City, MO 63045