REZONING RZ20-06

REZONING REQUEST - 4466 WILSON ROAD

Application No: RZ20-06  
Property Owner: Leslie Ayers  
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  
Parcel Size: 6.00 acres  
Location: On the north side of Wilson Road, approximately 800 feet northwest of Benne Road; near the City of O'Fallon  
Council District: 2  
Account No.: T042000127

CONTENTS:

- Staff Recommendation
- Photo(s) of Site
- Aerial Photo
- Surrounding Zoning Map
- Future Land Use Map
- Letters received
  - None
STAFF RECOMMENDATION

To: County Planning & Zoning Commission
Prepared by: Mark Price Jr, AICP, CFM
Application No.: RZ20-06
Date: May 8, 2020

GENERAL INFORMATION

Owner: Leslie Ayers
4466 Wilson Road
Defiance, MO 63341

Applicant: Landmark Surveying Company Inc., Shane Walterman

Requested Actions: Rezone 6 acres from A, Agriculture to RR, Rural Residential

Location: 4466 Wilson Road, on the north side of Wilson Road, approximately 800 feet northwest of Benne Road, near the City of O’Fallon.

Parcel Size: 6 Acres

Current Zoning: A, Agriculture

Current Land Use: Single Family Home

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>RR, Rural Residential and A, Agriculture</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>South</td>
<td>A, Agriculture</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>East</td>
<td>A, Agriculture</td>
<td>Vacant Land, Single Family Residential</td>
</tr>
<tr>
<td>West</td>
<td>A, Agriculture</td>
<td>Single Family Residential</td>
</tr>
</tbody>
</table>

2030 Master Plan: Recommends Rural Residential

Public Services: County Council District 2 – Joe Brazil
School District – Francis Howell School District
Fire District – New Melle Fire District

Utilities: Water – Public Water District 2 service area
Sewer – Individual waste water treatment systems

REZONING ANALYSIS

The rezoning request is for a parcel of 6 acres in size. The applicant is proposing to rezone the 6 acres of A, Agricultural, to RR, Rural Residential zoning. The owner is requesting the ability to create one additional lot to sell. This is consistent with the development in the area and areas immediately to the north are currently zoned Rural Residential.
The 2030 Land Use Plan for this area recommends rural residential land use. There is currently one home on the property and the maximum development for this area would allow for a total of one additional home.

RECOMMENDATION:

The Planning and Zoning Division recommends that this zoning request from A, Agricultural District, (5-acre minimum lot size) to RR, Rural Residential, (3-acre minimum lot size), be approved.
RZ20-06 - Aerial
RZ20-06 - Future Land Use