APPLICATION PRE20-11

PRELIMINARY PLAT FOR 5225 GUTERMUTH ROAD

Application No: PRE20-11
Owner/Developer: Variety Homes, LLC
Engineer: Pickett, Ray & Silver
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
Proposed Dwelling Units: 18
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

CONTENTS:

➢ Staff Recommendation
➢ Site Photos
➢ Aerial Photo
➢ Surrounding Zoning Map
➢ Future Land Use Map
➢ Preliminary Plat
➢ Letters received
   • None
STAFF RECOMMENDATION

To: County Planning & Zoning Commission
Prepared by: Ellie Marr CFM
Application No.: PRE20-11
Date: May 11, 2020

BACKGROUND INFORMATION

Owner: Variety Homes, LLC
Applicant: Pickett, Ray, and Silver – Will Scheidt
Requested Action: Approve a preliminary plat for 3.47 acres for 18 single family dwellings (attached villas)
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 (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>
</tr>
</tbody>
</table>

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

Utilities: Water – Missouri American Water Company
ANALYSIS

This request is for preliminary plat approval to subdivide 3.47 acres located at 5225 Gutermuth Road, subject to rezoning approval by County Council. Rezoning application RZ20-05 has been submitted to rezone the parcel from its current R1A, Single Family Residential District with Floodway Fringe Overlay zoning, to R2, Two-Family Residential District zoning. The applicant is requesting a zoning change to R2 which allows two residential units on a minimum lot size of 7,000 square feet. The proposed plat submittal is for 18 units with an average lot size of 12,487 square feet for each building and an average lot size of 6,243 square feet per each “villa” dwelling.

St. Charles County is currently constructing a new highway interchange at Hwy 364 and Gutermuth Road and estimates a tri-fold increase in traffic on Gutermuth Road once complete. Additionally, The County is widening Gutermuth Road to three lanes, with curbs/gutters/storm sewers, and sidewalks on both sides of the road with completion by the end of 2021. Should this preliminary plat be approved, the County will require that an additional 15 feet for right-of-way be dedicated as part of the final plat to allow for the widening of Gutermuth Road.

The parcel has approximately 850 square feet of floodway fringe overlay and should the rezoning request be approved, staff requests that the floodplain area be removed through the formal LOMR-F (Letter of Map Revision based on Fill) process with FEMA. 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 this preliminary plat be approved subject to rezoning approval by County Council. In recommending approval of this plat, staff finds the proposed plat meets the requirements for development in the proposed R2 zoning district.
PRE20-11 - Zoning
PRE20-11 - Future Land Use