EXHIBIT B
AMENDING THE ZONING DISTRICT MAP
OF SAINT CHARLES COUNTY MISSOURI

APPLICATION 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.: T0420000127

CONTENTS:
➤ Synopsis
➤ Staff Recommendation
➤ Photo(s) of Site
➤ Aerial Photo
➤ Surrounding Zoning Map
➤ Future Land Use Map
➤ Letters received
   ✦ None
➤ Planning and Zoning Commission minutes from May 20, 2020 meeting
May 21, 2020

This communication summarizes the following bill to be introduced at the June 8, 2020 County Council meeting:

**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 land uses  
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

The subject property is a 6-acre parcel currently occupied by one single-family residence with a fenced horse pasture. The applicant's intent is to create one additional residential lot.

Across Wilson Road is the Wilson Estates Subdivision with 3-acre lots, and Broemmelsiek Park borders this property to the rear. The existing zoning context is mostly A, Agricultural District, however one adjacent parcel (4430 Wilson Road) is now zoned RR, Single Family Residential District, and parcels further north along Wilson Road are now zoned RR.

The 2030 Land Use Plan recommends Rural Residential land uses along Wilson Road with fewer than one dwelling per acre. The proposed zoning would conform with this land use policy.

The Planning and Zoning Commission held a public hearing on this rezoning application on May 20, 2020, and received the following public input:

- **Speakers:** 1 Support  0 Opposed  0 Concerns
- **Letters on file:** 0 Support  0 Opposed  0 Concerns

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

- **7 Approval**  0 Denial  0 Abstentions

**Recommendation:**

The Planning & Zoning Commission recommends approval of this rezoning request. County staff 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
Application No.: RZ20-06
Prepared by: Mark Price Jr, AICP, CFM
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.