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

APPLICATION RZ20-05

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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➢ Staff Recommendation
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➢ Surrounding Zoning Map
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➢ Letters received
  ♦ Opposition - Heather Geringer
  ♦ Opposition - Richard and Lynn Schmidt
  ♦ Opposition - Lynn Brook
  ♦ Opposition - John and Mary Parks
➢ 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:

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- **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 land 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

This application is to rezone a 3.47-acre parcel adjoining the City of Cottleville, and now used for a single residence, to the County's Two-Family Residential District. Under the current R1A, Single Family Zoning District, up to three homes could be built on this property. The proposed R2, Two-Family Residential District zoning 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 proposes 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 to the Planning and Zoning Commission for its consideration.

The developer's plan is to provide new housing marketed to seniors and within walking distance of the nearby St. Joseph Catholic Church and School. Further east, and across Motherhead Road, a single-family residential subdivision (the Courtyards of Cottleville) is under construction with lot sizes ranging from 6,600 to 13,000 square feet in area. The plan proposed by the applicant would be to plat smaller lots—3,500 square feet per home as allowed in the County's R2, Two Family Residential District development standards.

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. The 2030 Land Use Plan's Commercial land use category can secondarily include "multi-family housing (e.g. apartments and townhomes)."

To improve traffic flow to a new highway interchange now under construction at Highway 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 destinations such as St. Joseph Catholic Church (a quarter mile) and downtown Cottleville (0.4 miles).

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

- **Speakers:** 2 Support 7 Opposed 0 Concerns
- **Letters on file:** 0 Support 4 Opposed 0 Concerns

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

- **Approval:** 2
- **Denial:** 5
- **Abstentions:** 0
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 (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
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.