APPLICATION CUP20-06

CONDITIONAL USE REQUEST - 3151 HOPEWELL ROAD

Application No: CUP20-06
Applicant: Twin Edge Lawn Care and Landscaping, LLC
Property Owner: Dardenne Creek Farms, Incorporated
Property Zoning: RR, Single-Family Residential District, with Floodway Fringe Overlay District
Conditional Use Request: Lawn Care Service (Indoor Storage of Equipment and Vehicles Required)
2030 Master Plan: Recommends Low-Density Residential Zoning (1-acre minimum lot size)
Parcel Size: 3.27 acres
Location: On the northwest side of Hopewell Road, approximately 1,000 feet northeast of Tanis Lee Lane
Council District: 2
Account No.: T012000126

CONTENTS:

➢ Staff Recommendation
➢ Photo(s) of Site
➢ Aerial Photo
➢ Surrounding Zoning Map
➢ Future Land Use Map
➢ Preliminary Concept Plan
➢ Letters received
  ♦ Opposition - Susan Goris
  ♦ Opposition - Beth Hollis Graham and Brad Graham
  ♦ Opposition - Charles Weicht
  ♦ Opposition - Dianne Dickherber
  ♦ Opposition - Jacob Hayes and Brooke Anderson
  ♦ Opposition - Megan Pilla
  ♦ Opposition - Monica Sylvan
  ♦ Opposition - Brian Thompson
  ♦ Opposition - Danielle Renaud
  ♦ Opposition - Elizabeth Pomerinke
  ♦ Opposition - Jim Davlan
  ♦ Opposition - Linda Smith
  ♦ Opposition - Patti McKee
  ♦ Opposition - William and Patrice Riley
  ♦ Opposition - Allan and Barb Brooks
  ♦ Opposition - Ashley and Matt Didion
  ♦ Opposition - Tracy Reiter
  ♦ Opposition - Linda Larkin
  ♦ Opposition - Dan Delmore
  ♦ Opposition - Gerald and Venita Huster
  ♦ Opposition - Karen and Ronald Thorn
  ♦ Opposition - Kevin O'Meara
  ♦ Opposition - Lauren Kemp
  ♦ Opposition - Ronald and Nancy Neske
  ♦ Opposition - Bill and Nancy Crigler
  ♦ Opposition - Pam Klemme
  ♦ Opposition - Mary and Terry Kehr
STAFF RECOMMENDATION

To: County Planning & Zoning Commission  
Prepared by: Ellie Marr, CFM

Application No.: CUP20-06  
Date: July 7, 2020

BACKGROUND:

Owner: Dardenne Creek Farms, Inc.

Applicant: Twin Edge Lawn Care and Landscaping, LLC – Ryan Verbryck

Requested Action: Conditional Use Permit for a “Lawn Care Service” (indoor storage of equipment and vehicles required)

Location: 3151 Hopewell Road; Located on the northwest side of Hopewell Road approximately 1,000 feet northeast of Tanis Lee Lane.

Current Zoning: RR, Rural Residential District

Current Land Use: vacant pole barn

Parcel Size: 3.27 acres

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, Agricultural</td>
<td>Dardenne Creek Farms Nursery and Single Family Residence</td>
</tr>
<tr>
<td>South</td>
<td>A/FW/FF, Agricultural with Floodway and Floodway Fringe Overlay District</td>
<td>Lake and farm field</td>
</tr>
<tr>
<td>East</td>
<td>RR/FF, Rural Residential with Floodway Fringe Overlay District</td>
<td>Vacant lot</td>
</tr>
<tr>
<td>West</td>
<td>A/FW/FF, Agricultural with Floodway and Floodway Fringe Overlay District</td>
<td>Dardenne Creek Farms Nursery</td>
</tr>
</tbody>
</table>

2030 Master Plan: Recommends Low Density Residential (1-4 units per acre) land use

Public Services: County Council District 2 – Joe Brazil  
School District – Wentzville School District  
Fire District – New Melle Fire Protection District

Utilities: Water – Public Water Supply #2  
Sewer – None; individual onsite wastewater system
The applicant is requesting a conditional use permit (CUP) to operate a “lawn care service”. County zoning defines “lawn care services as: “A business devoted to cutting grass on private or public property. Such service shall not include materials or equipment used for landscaping.” County zoning differentiates between lawn care services, landscape contractors, nurseries, and garden centers. While landscape contracting services may store equipment and materials outdoors, lawn care services in residential zoning districts must store related equipment and vehicles indoors and be located on a site of no less than one acre.

Previous conditional use permits for a nursery and lawn care services have been granted for his property, but those uses have been discontinued and the property subsequently rezoned. A portion of the property was included in a previous conditional use permit in 2015 for a nursery and lawn care services which is currently operated on the lot directly adjacent to the southwest border of this property.

The property’s rezoning in 2019 from A, Agricultural District, to RR, Rural Residential District, was with the intent of developing the subject and an adjacent parcel as residential lots. Operating a lawn care service would not exclude future development of the parcel with a residence in the event the applicant chooses to do so.

The concept plan conforms to the zoning requirement for indoor storage. Adequate landscaping adjacent to other Residentially-zoned properties is shown on the concept plan, along with additional landscaping between the storage building and Hopewell Road. An employee parking area to be located behind the existing accessory structure will not be readily visible to the adjacent properties or from Hopewell Road.

The applicant has also provided a landscaping plan for the required front yard that includes deciduous trees lining the proposed new driveway. While a major portion of the landscaping is shown outside of the required front yard, the slope progresses upward from Hopewell Road and the landscaping is located at a location that enhances the view of the property and is located outside of the floodplain located along a portion of the property adjacent to Hopewell Road.

The proposed driveway location shown on the concept plan will be subject to a special use permit from the St. Charles County Highway Department.

**CONDITIONAL USE ANALYSIS**

Conditional Use permits are evaluated based on criteria established within the Unified Development Ordinance. The CUP criteria are as follows:

“Before authorizing the issuance of a conditional use permit, the County Council may impose such conditions as will, in the County Council's judgment, ensure that the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger public health, safety, or general welfare; that the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or to the esthetic and/or scenic values of the vicinity, nor substantially diminish and impair property values within the neighborhood; and that the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. Substantial compliance with an approved concept plan shall be a condition of an approved conditional use permit.”

Staff has reviewed these criteria relative to the subject site and finds that the proposed use will conform to the above-cited Conditional Use Permit criteria. County limitations requiring indoor storage of all equipment and vehicles, and limiting the use to grass cutting only without landscape
contracting services – will greatly limit potential land use impacts for neighbors and insure that the use will not injure the use and enjoyment of nearby properties.

RECOMMENDATION:

The Planning and Zoning Division recommends that the Planning and Zoning Commission recommend approval of the application as complying with the criteria of Section 405.510.B of the County Code with the following conditions.

1. A site plan substantially complying with the attached concept plan and Section 405.525 of the County Code shall be submitted to and approved by the St. Charles County Community Development Department prior to the conditional use becoming active.

2. No conditional use shall be in active use until such time all conditions of approval have been met.
View of Hopewell Road looking to the Northeast
CUP20-06 - Zoning
CUP20-06 - Future Land Use
PROPOSED SITE PLAN FOR:
TWINEDGE LAWNCARE & LANDSCAPING
3151 HOPEWELL ROAD LOT 2
WENTZVILLE, MO 63385

EXISTING BUILDING: ALL TRAILERS, TRUCKS & EQUIPMENT WILL BE STORED IN STRUCTURE

PROPOSED NEW GRAVEL DRIVE
EMPLOYEE PARKING

Acer
10 Red Maple, Swamp Maple

TgreGG
9 Green Giant Arborvitae

JunvC
6 Canaertii Redcedar

13 Canaertii Redcedar

TgreGG
14 Green Giant Arborvitae

DUMPSTER

PROPOSED NEW DRIVE

NEW DRIVE ENTRANCE

CFor
2 Forest Pansy Redbud

Qrub
5 Northern Red Oak

Acer
3 Red Maple, Swamp Maple

TgreGG
5 Green Giant Arborvitae

JunvGO
10 Juniper, 'Grey Owl'

HOPEWELL ROAD

50' BUILDING SETBACK

50’ BUILDING SETBACK

SCALE: 1” = 30’

DATE: 7.1.2020

Full Site

PROPOSED SITE PLAN FOR:

3149 HOPEWELL ROAD
DARDENNE CREEK FARMS INC

3153 HOPEWELL ROAD
DARDENNE CREEK FARMS INC

HINES, FALLON & SHANNON L (H/W)
HINES, FALLON & SHANNON L (H/W)

50' BUILDING SETBACK

REVISED: 7.6.2020
From: Jan Goris <jgoris@sbcglobal.net>
Sent: Monday, July 06, 2020 6:56 PM
To: Planning
Subject: Proposed commercial zoning for 3147 Hopewell Road--Wentzville 63385

Dear Members of the Planning and Zoning Commission of St. Charles County,

After noticing a “Public Hearing” sign on our Hopewell Road yesterday, I talked to Mark Price this morning to learn about the nature of the requested zoning change and Conditional Use Permit. His description of the proposed project for the three+-acre lot was that a lawn service would “build a large structure and there would be lots of trucks going in and out of the property.” That doesn’t sound like an appropriate business to be located in an Agricultural Zone where there are farms, horse farms, and homes as well as a 35-miles-per-hour speed limit on a two-lane road. The real estate sign on the property designates it as “Sold,” so the buyer must have bought it and assumed that re-zoning would be a given.

On a drive down Hopewell Road, one would immediately see that the additional truck traffic this business generates would be a problem for our residents and animals. The planned large commercial structure would be unsightly to the cyclists who so frequently choose our less-busy, quieter road over nearby Highways N and D, which have 50-miles-per-hour speed limits. A horse farm is located behind the property, but it is set back far from the road with pasture in front of it. There is a small business adjacent to the property which sells mulch, gravel, and other bulk materials, but it has very little traffic and the property is open and blends in with the farm land as one drives by it.

Within the last year and half, a Hopewell Road property owner came before your Commission to request that the 6+ acres he owned be permitted to be divided into two approximately three-acre lots for the purpose of building a residential home on each. I attended that meeting and heard the petitioner say that in so many words. Though the Agricultural Zoning in place at the time required a 5-acre minimum, the Commission permitted the splitting of the property, no doubt thinking that placing two homes instead of one on 6 acres would still be in keeping with the agricultural nature of the road and neighborhood. Now one of the newly-created lots is about to receive Commercial zoning, making the remaining vacant lot far less appealing as a place to build a home. It, too, could eventually become the site for yet another commercial enterprise. Members of the Commission could then reason, in the latter case, that “we allowed the rezoning for one lot, so why not for the other?” Those seemingly innocuous, small decisions are what leads to our ever-constant, gradual loss of county green space. That loss is forever.

It is only your intervention at the July 15, 2020, Planning and Zoning meeting that can prevent this destruction of a remaining agricultural area in the county. Of course a business owner would like to pay more affordable residential/agricultural prices for land on which to locate rather than the much higher prices within a commercially-zoned district, but that is not of benefit to the people who actually live here. Let’s keep acres of asphalt and acres of green space separate in St. Charles County.

We very much hope that your careful evaluation of this Hopewell Road proposal will result in its denial on July 15, 2020.

Sincerely,

Susan Goris
3737 Hopewell Road
314-504-5104
susangoris@sbcglobal.net
From: Elizabeth Hollis Graham <bollisgraham@gmail.com>
Sent: Tuesday, July 07, 2020 9:02 PM
To: Planning
Subject: Application # CUP20-06

I am writing to OBJECT to the commercial zoning of this property at 3151 Hopewell Rd.

Thank You,
Beth Hollis Graham
Brad Graham
I would urge you to deny the above application as the residents of Hopewell Rd. are already struggling with the increase in traffic that was caused by the shopping area including WalMart on Highway N.let alone more trucks from an ill placed commercial operation.

I would hope you would want to show other petitioners that you don't take being bamboozled as the former owner of this ground did to break the prior 5 acre zoning kindly.

Charles M. Weicht
3741 Fort Knox Dr.
Wentzville, Mo. 63385
I would like to let you know that we oppose the Application #CUP20-06 for 3151 Hopewell Road. You agreed to let the seller split the 6 acres in half for residential when the county requirement is 5 acres and now he wants to change it to commercial.

Hopewell Road cannot handle all of that heavy truck traffic. The owner of Dardenne Creek farms now has heavy trucks flying up and down the road. With all of the homes going up on Hopewell and surrounding roads connecting to Hopewell the traffic load is already high. This road is narrow, no shoulders and passing a big truck on the sharp corners is dangerous. Sometimes I have to stop and let the trucks go around the corner before I do and I take the risk of being hit by other cars coming up behind me because no one drives 35 miles.

If you agree to change these 3 acres to commercial what about the other 3 acres next to it? Will you change that to commercial too so more buildings can go up, more big trucks on the road? How many people will have to be in accidents before you realize that this road cannot handle any more big trucks.

I want this road to remain residential with 3-5 acre lots for HOMES not ugly looking sheds full or big trucks and equipment. You cannot keep changing the rules for one person that has money. The owner of Dardenne farms has removed loads of dirt from the fields next to Dardenne creek and no one said anything he sold it after he removed the top soil and now that field floods and water goes over Hopewell where it never went over before and no one from the county stopped him. I have lived here since I was 10 years old and since he did what he did Dardenne creek is not the same.

I do not want this to happen. Those lots need to remain residential.

Dianne Dickherber
This is Jacob hayes and Brooke Anderson at 3566 Hopewell rd. We are new residents of Hopewell as off June 30th 2020. Brooke and I are oppose to APPLICATION #cup20-60 for 3151 Hopewell rd. Thanks
From: Megan Pilla <meganpilla2@gmail.com>
Sent: Tuesday, July 07, 2020 8:00 PM
To: Planning
Subject: Proposed use of 3151 Hopewell rd

We strongly oppose the use of the lot on 3151 Hopewell rd to be used for commercial use. With our home and multiple other million dollar properties right in the area, we would like to see them used as residential home lots as Rob had stated they would be used for not for more garbage, rocks and trucks.
Best regards
Concerned neighbor
Dear Sir or Madam,

As a member and homeowner in the Lake Saint Louis community, I urge you to decline the request to rezone this parcel /issue a conditional use permit (CUP20-06). While growth is important it must be balanced against preservation and the needs of residents -and, in that vein, that which draws new property owners to LSL.

Controlled and carefully planned development is welcomed. Razing trees, destroying green space and issuing commercial permits in residential spaces will only serve to detract from the overall value of LSL. I’m assuming we don’t wish to become another Maryland Heights or patchwork mess of residential and commercial with massive developments like, for example, Ellisville, in St Louis County.

Please stay true to the guidelines initially issued and allow our area to develop so that it is still a haven in years to come.

Sincerely,
Monica Sylvan, JD
Washington University School of Law
masylvan@wustl.edu
From: THOMPSON, BRIAN <Brian.Thompson@fhsdschools.org>
Sent: Wednesday, July 08, 2020 9:40 AM
To: Planning
Subject: Application #CUP20-06 for 3151 Hopewell

Good morning Zoning Commission,

I’m writing with my concerns for the conditional use permit that is being asked for this address. The land being zoned as Agriculture and allowed to be sectioned off into a smaller tract for the sole purpose of building a home. Which I think is totally fine. That is the reason I and all the people I know who are my neighbors live in the area that we do. We paid a significant premium on the land to be in St. Charles county in a quiet, residential, agricultural area. Allowing any type of commercial use or zoning to occur in our area would change the dynamic of the area we live in and unfortunately as one change is made, begins to set a precedent for other changes to be made. Not only will this decrease the value of my property as well as all of my neighbors it would diminish the reason why we live where we do. The noise of commercial business, additional traffic and potential danger of increasing traffic on Hopewell does not seem like a good idea. The road is very narrow, no shoulders and has many sharp turns. With a child who will be driving in the next year I worry about his safety already. Add that to increased traffic with commercial trucks on an already somewhat dangerous road certainly creates a significant concern for me my wife and I’m sure all my neighbors.

I urge this commission to deny any commercial zoning requests in this area and continue to keep the property as it is.

Thank you

Brian Thompson

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To Whom It May Concern-

I would like to oppose Application #CUP20-06 for 3151 Hopewell Rd., due to the traffic this will create on our two-lane road. It was to my understanding when the property was for sale, it was split for the purpose of building a residential home on each. To my knowledge, this is now becoming a landscaping business with several trucks adding additional traffic and noise to our fairly quiet neighborhood. We reside at 3037 Hopewell Rd., and already encounter plenty of traffic and noise from the dump trucks that are at Dardenne Creek Farms. There are several cyclists that pass through Hopewell Road, and the additional traffic of a business makes our road less safe.

Thank you for your time.

--
-Danielle Renaud
To Whom It May Concern:

I would like to formally object to the new owner of the above mentioned property being allowed to use as commercial property. Hopewell has already seen an increase in traffic which interferes with the tranquility of the area. There is no need for commercial property in the area. It will only lead to more traffic and more road repair. Keep Hopewell Road non commercial.

Please reject application #CUP20-06

Sincerely,
Elizabeth Pomerinke
5 Rose Anna Acres
Wentzville, MO 63385
I oppose any commercial development on Hopewell Road. I moved here for the peace and quiet the area provides. Nothing personal, I want this area to remain private.

Thank you,
Jim Davlan, Indian Ridge Lane
Hello,

In regards to Application #CUP20-06, I object to allowing the owner of this piece of property to use it for a commercial operation. We have already been dealing with increased traffic and loss of green space due to all the subdivisions being built along highway N. Hopewell Road has a tremendous amount of traffic now and it interferes with the peace and quiet of the area. We do not need additional commercial operations coming any closer.

Please reject this application.

Sincerely,

Linda Smith
3 Rose Anna Acres
Wentzville, MO 63385
Dear St. Charles County Planning and Zoning Commission,

This email is to let you know our family on Hoffman Hills Drive is very much opposed to Application #CUP20-06 for 3151 Hopewell. We purchased land and built a home here 8 years ago, with the knowledge that our neighboring area would not become commercially used. Our area has horses, beautiful homes and lots. We do not want commercial business, complete with big, loud trucks all over our little country roads. Please do not let this happen! Residents of Hoffman Hills Drive
My husband and I **oppose** the above referenced application for Conditional Use Permit for 3151 Hopewell Road. We do not want any further commercial properties that would create a great deal of additional traffic on Hopewell Road.

William Riley  
Patrice Riley  
7 Deer Ct, Wentzville, MO 63385
Planning and Zoning Commission,

My wife and I are St. Charles county residents living at 50 Hoffman Hills Dr. for the last (8) years. We enjoy the peace and quiet of the area and chose this property for the views and the quiet of the surrounding area after looking at many pieces of property. This is an area with some agricultural, residential and equine farms. Friends that visit our house always comment on the solitude while still being “Not to far” from amenities.

The lots in question have been zoned for residential and we were led to believe would stay that way. We tolerate the occasional gravel truck coming down Hopewell to service the building of a home and understand this noise. We do not want a continuous stream of trucks every morning, afternoon and evening from a landscape business. The danger of the additional truck traffic and noise of this type of business operation is not wanted here. There are numerous industrial sites already located around St. Charles county that would be more than adequate for a business of this type.

Please do Not vote to approve the above listed application. Those of us who live in this area and pay our taxes to the county wish to keep this as quiet and residential as possible.

Sincerely,

Allan and Barb Brooks
50 Hoffman Hills Dr.
63385

Sent from Mail for Windows 10
Hello,

My name is Ashley Didion and I am writing to voice my opposition to Application #CUP20-06 for 3151 Hopewell as I do not wish to have a commercial business creating large amounts of traffic on Hopewell Road. The current property is residential and I wish for it to remain that way. I currently live directly off of Hopewell Road and do not want our small street to become a large avenue for commercial business, which would likely follow with a secondary commercial business on the adjoining 3 acres. Thank you for your time and considerations

Best,

Ashley and Matt Didion
12 Creek Bottom Ct.
Wentzville, MO 63385
Hello,
In regards to Application #CUP20-06 for 3151 Hopewell, I oppose this business going in. I live off of Hopewell Rd and it is a nice quiet residential road that I do not want to see being taken over by business traffic.

Matt Didion
Hello –

I am writing this email to share my frustration and my concern with the application for 3151 Hopewell. This property is directly across the street from us and when the lots were split, we were told this would be residential. In fact, even last week the seller told us *in person* this was going to be a residential build and no additional storage buildings would be built. No mention of truck traffic was shared. Therefore, I was happy to hear we would have a residential neighbors. However, upon further investigation, I have learned that this owner (who we purchased our home from and has been caught in a series of less than accurate information filed in selling documents) shared information that was not true.

It sounds like this is going to be a landscaping company with MORE trucks. I have two small kids and do NOT want MORE trucks on the road. Additionally, where are the tax dollars going to come from for the maintenance? There are dozens of dump trucks already entering and exiting the property on a daily basis. I cannot believe that this is even being considered and that the approach has had such a lack of transparency. In addition to the safety and infrastructure concerns, putting a business on that land likely depletes my property value. As a tax payer, I would think this is an unfavorable decision all around.

Please hold your office and the overall process accountable for building the appropriate structures on the land in which it was originally intended and approved. If the process has no authority to what actually gets put on the land, what is the point?

Please confirm your receipt of this email and please let me know what time the in-person hearing will be.

Thank you,
Tracy Reiter
3150 Hopewell Road
To Whom It May Concern:

I am extremely opposed and distressed about the possibility of another commercial building on Hopewell Road. We came out here from St Louis in 1978 and built our home in Fawn Run off of Hopewell Road. Unless you’ve been around here for all these years you cannot imagine how beautiful and peaceful this area was. I appreciate some of the conveniences that have made their way closer to us and I understand people wanting to come out ~ but I don’t understand destroying beautiful property, mixing businesses with homes and ripping out the landscape! Diehr Road was beautiful ~ then the land was destroyed. Every tree that lined the streets was cut down and the property sat there for a very long time. Yes, there have been some beautiful homes built but there was no tree left to dignify the property. Then it was done again recently. It was a beautiful street to drive on heading to HWY DD and was destroyed!! What “progress” has done to the intersection at Winghaven and DD is just another example of raping the land!! The first time I drove DD to HWY 40 it looked like a bomb had gone off and I was driving to the end of the world!

So with respect to what is being proposed on Hopewell I greatly oppose it! It’s bad enough the way it looks now and I already get behind 2 dump trucks in the morning that I follow up Hopefull to Diehr, to DD and the highway – throwing dust and crap all over me and my car!! It’s just a shame that people are allowed to lie and destroy our green spaces!

Thanks for listening! Hope you actually will take homeowners opinions and say “no”!

Linda Larkin
Fawn Run
Please let this email serve as my family's opposition to more commercial properties being put up on Hopewell. We have 3 small children and the traffic on hopewell already continues to grow with recent changes in the last 4 years... we are already concerned with the speed people travel and take the tight turns. The road isn't built to handle more large vehicles and with all the sharp turns it's already an issue now with general vehicle traffic not slowing enough to make the tight turns. This will get worse with more frequent trips from larger vehicles.

I hope that the residential houses at the lots next to these have a very high weight in their concerns, considering this was approved to be a residential build and they are living in residential lots next to and across from this lot. This will greatly impact their property values and the noise and serenity that we all value living out here.

Please note we oppose 3151 Hopewell being developed as commercial property.

Thanks,
Dan Delmore
18 Bambi Dr.
To: St. Charles County Planning and Zoning Commission

From: Gerald & Venita Huster

We object to Application #CUP20-06 for 3151 Hopewell

Hopewell Road is a narrow two lane, no shoulders, curves, and hills roadway that can't tolerate any commercial business of this type with heavy trucks or traffic without a great deal of increased maintenance. It was just a year and half ago that the owner wanted permission to rezone from agricultural to residential. Since the 6 acres was approved to be divided for 2 residential lots, 3 acres each, we feel that needs to be upheld.

This is a very nice and quite residential area, and a commercial facility like that would certainly lower the value of any landowner's property, as well!

Thank You!!
St. Charles County Planning and Zoning Commission –

My husband and I oppose the above referenced application for Conditional Use Permit for 3151 Hopewell Road. We do not want another commercial property that would produce more traffic with trucks and commercial vehicles on Hopewell Road.

Ronald M Thorn
Karen L Thorn
8 Deer Ct
Wentzville MO  63385
Please show that I oppose this CUP, primarily because I believe current and future neighbors should be able to rely on the County’s previous actions related to acceptable uses of any property and in any given area.

I feel this is particularly true regarding the use of properties and areas zoned residential and/or master-planned to be residential. While the CUP process is intended to allow for exceptions to strict zoning control, I feel that the latitude to make exceptions vis a vis residential zoning should very limited. A person’s / family’s peaceful enjoyment and use of their residential property should not be Negatively impacted by allowing a commercial operation next door, not matter how close previously existing commercial operations may be.

Kevin O’Meara
3848 Hoffman Road
63385-6402
Hello,

I live at 2672 Hopewell Road and I’m writing you to tell you that I oppose application #CUP-06 for 3151 Hopewell Rd.

It is bad enough that the county has granted Lombardo the home builder to develop so much along Diehr Rd that we have 30-50 dump trucks driving up and down Hopewell daily as they deposit their loads onto a lot on Hopewell and now we are hearing of the proposed commercial landscape business that will add to this mess. Please do not let this happen to the residents along Hopewell Rd.

The owner of that lot was dishonest when he came before the Planning and Zoning Commission over a year and a half ago but that should not be taken out on the tax paying residents along Hopewell. I urge the Commission to vote NO on Application #CUP20-06 for 3151 Hopewell Rd.

Thank you,

Lauren Kemp
Ronald and Nancy Neske  
9 Creek Bottom Court  
Wentzville, Missouri 63385  
(314) 623-3656

July 8, 2020

Via Email and US Mail
St. Charles County Planning and Zoning Commission  
201 N. 2nd Street, Ste. 420  
St. Charles, MO 63301

RE: Application #CUP20-06 for 3151 Hopewell Road

Dear Commissioners:

We understand that there is an Application for a Conditional Use Permit (Application #CUP20-06) on the agenda for July 15, 2020. We have been informed that the Petitioner, Twin Edge Lawn Care and Landscaping, LLC is requesting a conditional use permit to allow a lawn care service/landscaping business and is also planning on constructing a large structure with a lot of trucks going in and out of the property.

Due to COVID-19 and in-person attendance is impossible for us at this time, please accept this letter as our strenuous objection to Petitioner’s Application. Per St. Charles County 2030 Master Plan, the recommended use for this property is low-density residential zoning (1-acre minimum lot size). The Petitioner’s application does not meet with County’s 2030 Master Plan recommendation nor does it fit in the existing RR — Single Family Residential zoning classification. Hopewell Road is a small two-lane country road which already has numerous large trucks traveling it on a daily basis. More residential homes are being developed along Hopewell Road thus, placing a business which will increase the number of large heavy-duty trucks on Hopewell Road creates not only a hazard for the amount of traffic on the road today but more importantly, does not fit into the residential aspect of the current area.

We urge you to listen to the neighbors and DENY Petitioner’s request for a Conditional Use Permit. Thank you for your time and consideration.

Sincerely,

Nancy Neske
Ronald C. Neske
Planning and Zoning Commission,

Please accept this as our strong objection to, as well as our plea for, the commission to deny the above application. There are existing issues associated with the rapid overdevelopment of the area. The rezoning of this property for commercial purposes would add to these issues with an emphasis on property values and traffic/public safety.

Please do not support deviation from the Master Plan and continued destruction of green space in the area’s designated as residential and agricultural.

Bill & Nancy Crigler  
15 Doe Ct
To whom it may concern,
I am opposed to application #cup20-06 for 3151 Hopewell Rd. I would like to express my concern. This property, which was a 6 acre, lot was already divided into 3 acre lots in an area where the minimum is supposed to be 5 acres. I believe this is an important Agricultural Zone to adhere to in our area. Now there is a request to place a commercial business on one of the 3 acre lots. This will increase traffic including large trucks. It will change the atmosphere that we wish to protect. There are many other options for a business such as this.

Thank you for the job you do protecting the different areas of our county.

Pam Klemme
562 Schwede Rd
Wentzville Mo
I oppose the 3 acre lot becoming a business increasing traffic that is already a problem on Hopewell Rd.
Since ground was rezoned at 5 acres, I am hoping you consider not allowing this to pass.
Mary and Terry Kehr
3521 Hopewell Rd.