REZONING REQUEST – 986 SCHAPER ROAD

Application No: RZ20-08
Property Owners: Keith D. Tenney and Sheri L. Tenney
Applicant: Alexandra Mesplay
Current Zoning: A, Agricultural District
Requested Zoning: RR, Single-Family Residential District (3-acre minimum lot size)
2030 Master Plan: Recommends Low-Density Residential Zoning (1-acre minimum lot size)
Parcel Size: 8.61 acres
Location: On the east side of Schaper Road, approximately 1,560 feet north of Highway N; near the Cities of Foristell and Wentzville
Council District: 2
Account No.: 743580B000

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  ♦ Opposition - Matt and Stephanie Petersen
  ♦ Support - David and Rebecca Albright
  ♦ Support - Mike and Lori Heuschele
STAFF RECOMMENDATION

To: County Planning & Zoning Commission
Prepared by: Mark E Price Jr., AICP, CFM
Application No.: RZ20-08
Date: July 7, 2020

BACKGROUND

Owners: Keith D and Sheri L Tenney
Applicant: Alexandra Mesplay
Requested Actions: A zoning map amendment to rezone 11 acres from A, Agricultural District (5-acre minimum lot size) to RR, Single Family Residential District (3-acre minimum lot size)
Location: 986 Schaper Road, on the east side of Schaper Road, approximately 500 feet north of Whiskey Creek Lane; near the Cities of Foristell and Wentzville
Current Zoning: A, Agricultural District
Current Land Use: Single Family Residence and vacant land.
Adjacent Land Use and Zoning:

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<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>A, Agricultural District</td>
<td>Single Family Residences</td>
</tr>
<tr>
<td>South</td>
<td>A, Agricultural District</td>
<td>Agricultural</td>
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<tr>
<td>East</td>
<td>A, Agricultural District</td>
<td>Agricultural</td>
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<tr>
<td>West</td>
<td>A, Agricultural District</td>
<td>Single Family Residences and Agricultural</td>
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2030 Master Plan: Recommends Low Density Residential land use (1 to 4 units per acre)
Public Services: County Council District 2 – Joe Brazil
                School District – Wentzville School District
                Fire District – Wentzville Fire District
Utilities:      Water – Individual Well – Public Water Supply #2 service area
                Sewer – Private wastewater systems
Zoning History: This property was zoned A, Agricultural District in 1959 with the inception of zoning.

REZONING ANALYSIS

The rezoning request is for a 6 acres portion of a parcel to be rezoned from A, Agricultural to RR, Rural Residential. The property owner intends to enlarge the 2.81-acre parcel to five acres and create two 3-acre lots from the remaining parcel in order to construct two homes. Platting of a subdivision is required to create parcels of less than five acres.

In terms of existing development patterns, nearby residential development on the east side of Schaper Road tends to be on parcels that are 1.5 acres and larger. A 3-acre lot development would be consistent with this pattern.
The Master Plan recommends Low Density Residential land uses in this area. The property is located north of Hwy N, within the Urban Service Area as defined by the Master Plan, and well within the Plan recommended Low Density Residential land use area. This property is approximately in the southern third of the Master Plan 2030’s Low Density Residential area.

**RECOMMENDATION:**

The Planning and Zoning Division recommends that this zoning request from A, Agricultural District (5-acre minimum lot size), to RR, Residential District (3-acre minimum lot size), be approved. In recommending approval, County staff finds the proposed zoning to be consistent with the 2030 Land Use Plan and prevailing land use patterns.
RZ20-08 - Aerial
RZ20-08 - Zoning
RZ20-08 - Future Land Use
July 6, 2020

Mr. Thomas Kuhn
201 N. Second Street
Suite 410
St. Charles, MO 63301

Re: Rezoning Request-986 Schaper Road
   Application No. RZ20-08

Dear Mr. Kuhn,

I am in receipt of your letter dated June 29, 2020 regarding the rezoning request for 986 Schaper Road. For the reasons mentioned below I am opposed to granting the application approval.

The first reason for our opposition to granting the application is safety. The location where Schaper Road intersects with Jackson and Scotch Pine Trail is located near a blind hill; St. Charles County placed a warning sign eastbound on Schaper Road right before the blind hill to warn motorists to slow down. Although the speed limit is 35 m.p.h. motorists rarely go the posted speed limit due to the fact that they are going down-hill and in 15 years of living off of Scotch Pine Trail we have never witnessed any police patrol or presence (from either the City of Foristell or the St. Charles County Sheriff).

The second reason for our opposition to granting the application is increased traffic. With the near completion of Interstate Drive, Schaper Road will undoubtedly see a rise in vehicle traffic to access Highway N and Veterans Memorial Parkway. Isn’t that the reason why Interstate Drive was added? In addition once the Point Prairie overpass over Highway 70 is completed the amount of traffic will climb even higher. It is easy to forget that Schaper Road (close to Peruque Creek) comes to a one-lane hairpin turn that is also a blind turn. I’ve lost track of the number of times that a car or truck has almost hit me because they can’t see you coming. These are old country roads that are not designed for the volume of cars that now traverse these roads daily. Highway N has become such an issue that the state is going to reconfigure large portions of the highway to better suit the current needs of Western St. Charles County.

For the above mentioned reasons the granting of the application sets a bad precedent and allows the door for other landowners to follow suit.

Sincerely,

Matt and Stephanie Petersen
901 Scotch Pine Trail
Foristell, MO 63348
From: DAVID ALBRIGHT <DJALBRIGHT@msn.com>  
Sent: Tuesday, July 14, 2020 10:25 AM  
To: Planning  
Subject: Application No. RZ20-08

Thomas Kuhn, Secretary  
Planning & Zoning Commission  

Tuesday July 14, 2020

From:

David & Rebecca Albright  
861 Schaper Road  
Foristell, Mo 63348  

Mr. Kuhn,

Reference the letter your office sent to our residence dated June 29, 2020. We are not opposed to the Tenney"s request, to the re-zoning of their 11 acres, into RR Single family 3-acre minimum lot size.

We do however, have a serious request. We are members of the Woodliff Airpark Community. As can clearly be seen on your aerial view of the "subject property", these 3 lots are less than 1000 feet from the departure and arrival corridor of our FAA registered airport. We would request that some language be added to potential new home owners building permits/or other written documents, that makes them aware of their homes location in relation to our runway.

On a related issue, I offer our perspective. When we built our home in the 1990's, the zoning order required 3-acre minimum lot size. In the early 2000's, the minimum increased to 5-acre lot size. Now I find that the 2030 Master Plan recommends 1-4 units per acre with 1-acre minimum lot size. We are strenuously opposed to this future plan. This is not a good plan for many reasons. But, this is not the forum to address it.

Thank you for your time and consideration.
July 13, 2020

Thomas Kuhn, Secretary  
Planning & Zoning Commission  
201 N. Second St., Suite 410  
St. Charles, MO  63301

Re: Rezoning Request for 986 Schaper Road, Application No. RZ20-08, Account No. 743580B000

Dear Mr. Kuhn,

We are writing to you to support the request that the property referenced above be allowed to split into 3-acre lots. Our residence is located on Schaper Road, down the street from the Tenney property.

When many of us purchased land in this area, the minimum lot size for a home was 3 acres. When the county increased the minimum lot size to 5 acres, we were told that the action was necessary to mitigate the environmental impact caused by the proliferation of 3-acre subdivisions (large number of septic systems). We were also told that current owners that wished to split up their land to accommodate a small number of lots, perhaps for family members, would be able to do so by requesting a variance. If you grant this request, it is our understanding that the net impact would be one additional lot (3 three-acre lots vs. 2 five-acre lots). While we might have concerns the ability of Schaper Road to accommodate the traffic that would be generated by a larger subdivision, the addition of one additional lot is not a concern at this time.

We do have a request, if possible. We live on Woodliff Airpark and the proposed lots are within 1,000 feet of the airfield. In the event that these lots are eventually sold, we would like for any prospective buyer to be aware that the airfield is nearby so that any concerns or questions that they might have could be addressed in advance. We had made a similar request years ago when the small subdivision at Lynndy Lane was established and the Commission was kind enough to grant that request.

Thank you for your consideration and we hope that you will grant this request to rezone.

Sincerely,

Mike and Lori Heuschele