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

APPLICATION RZ20-07

REZONING REQUEST - OAK VIEW FARMS DRIVE

Application No: RZ20-07
Property Owner: Hyman H. Kaye Revocable Trust
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 (3-acre minimum lot size)
Parcel Size: 84.20 acres
Location: On the west side of Busdieker Drive, approximately 300 feet south of Foristell Road; near the City of New Melle
Council District: 2
Account No.: 608880A000

CONTENTS:

➢ Synopsis
➢ Staff Recommendation
➢ Photo(s) of Site
➢ Aerial Photo
➢ Surrounding Zoning Map
➢ Future Land Use Map
➢ Topography Map
➢ Preliminary Plat - Approved by P&Z Commission on 6/17/2020 (Contingent upon Rezoning Approval by the County Council)
➢ Meeting Presentation - Thomas J. O’Toole Jr.
➢ Letters received
  ❦ Opposition - Alice Freese Molitor
  ❦ Opposition - Nancy Aberasturi and Leslie Jones
  ❦ Opposition - Chris Cuddihee
  ❦ Opposition - Dave Muehling
  ❦ Opposition - Elaine Sweeten
  ❦ Opposition - Jenell Bruno
  ❦ Opposition - Mike and Kara Dempsey
  ❦ Opposition - Paul Molitor
➢ Planning and Zoning Commission minutes from June 17, 2020 meeting
June 26, 2020

This communication summarizes the following bill to be introduced at the July 13, 2020 County Council meeting:

**REZONING REQUEST - OAK VIEW FARMS DRIVE**

Application No: RZ20-07  
Property Owner: Hyman H. Kaye Revocable Trust  
Developer: Greystone Holdings, LLC  
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 (3-acre minimum lot size)  
Parcel Size: 84.20 acres  
Location: south of Foristell Rd and west of Busdieker Dr; west of the City of New Melle  
Council District: 2  
Account No.: 608880A000

Approval of this bill would rezone an 84.20-acre parcel from A, Agricultural District to RR, Single-Family Residential District. The applicant concurrently submitted a preliminary plat (PRE20-000014) to develop a residential subdivision consisting of 25 lots (3+ acres in size). The Planning & Zoning Commission at its June 17, 2020 meeting approved the plat, subject to County Council approval of the related rezoning request.

Agricultural District zoning predominates in the vicinity of this tract while existing land uses include both agricultural and rural residential. Similar lot sizes of 3 acres are found in the adjoining Auburn Meadows Subdivision. Auburn Meadows was platted on February 1, 2005 when County Zoning allowed three-acre parcels in Agricultural zoning districts. St. Charles County increased the minimum lot size in the Agricultural District from 3 to 5 acres when the RR, Rural Residential District was created in January of 2006 (Ord 06-002).

The 2030 Master Plan recommends rural residential land uses with parcels of 3+ acres. This property is located within the middle of the 2030 Master Plan’s southwestern Rural Residential land use area and approximately 1.75 miles south of the Master Plan’s Urban Service Boundary.

The Planning and Zoning Commission held a public hearing on this rezoning application on June 17, 2020 and received the following public input:

<table>
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<tr>
<th>Speakers:</th>
<th>2 Support</th>
<th>1 Opposed</th>
<th>0 Concerns</th>
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<tbody>
<tr>
<td>Letters on file:</td>
<td>0 Support</td>
<td>8 Opposed</td>
<td>0 Concerns</td>
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Having conducted the public hearing, the Planning & Zoning Commission voted as follows:

6 Approval  2 Denial  0 Abstentions

**Recommendation:**

The Planning and Zoning Commission recommends approval of this rezoning request. The Planning and Zoning Division concurs with this recommendation and finds the proposed zoning to be consistent with the 2030 Land Use Plan.

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
Prepared by: Mark E Price Jr., AICP, CFM
Application No.: RZ20-07
Date: June 10, 2020

BACKGROUND

Owners: Hyman H. Kaye Revocable Trust
Applicant: Graystone Holdings, LLC.
Requested Actions: A zoning map amendment to rezone 84.20 acres from A, Agricultural District (5-acre minimum lot size) to RR, Residential District (3-acre minimum lot size)
Location: On the west side of Busdieker Lane, approximately 300 feet south of Foristell Road, one mile northwest of the City of New Melle.
Current Zoning: A, Agricultural District
Current Land Use: Agricultural
Adjacent Land Use and Zoning:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
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<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>
</tr>
<tr>
<td>East</td>
<td>A, Agricultural District</td>
<td>Agricultural</td>
</tr>
<tr>
<td>West</td>
<td>A, Agricultural District</td>
<td>Single Family Residences and Agricultural</td>
</tr>
</tbody>
</table>

2030 Master Plan: Recommends Rural Residential land use
Public Services: County Council District 2 – Joe Brazil
                     School District – Francis Howell School District
                     Fire District – New Melle Fire Protection 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 parcel of 84.20 acres in size. This acreage includes the parcel of 83.20 acres located on the west side of Busdieker Lane 300 feet south of Foristell Road and the 300 foot portion of Busdieker Lane leading from the property to Foristell Road. The applicant requesting this rezoning has also submitted a preliminary plat for a subdivision consisting of 25 lots with a minimum lot size of 3 acres.

Similar lot sizes of 3 acres are found in the Auburn Meadows Subdivision located directly to the west and north of this property. Auburn Meadows was platted on February 1, 2005 when County Zoning allowed three-acre parcels in Agricultural zoning districts. St. Charles County increased the
minimum lot size in the Agricultural District from 3 to 5 acres when the RR, Rural Residential District was created in January of 2006 (Ord 06-002).

The land use plan for this area does recommend rural residential land use with 3-acre minimum lot size. This property is approximately in the middle of the Master Plan 2030’s rural residential area of the western part of the County. It is located approximately 2 miles north of the southern edge of the projected Rural Residential Land Use area and approximately 2 miles from the northern edge. The project is also located approximately 1.75 miles south of the Urban Service Boundary. This would place this parcel in the approximate middle of the County’s future rural 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 to RR District Zoning, staff finds the proposed zoning to be consistent with the 2030 Land Use Plan.