REZONING REQUEST - 3807 TOWERS ROAD

Application No: RZ20-10
Applicant: St. Charles County Ambulance District
Property Owners: Terry and Janet Hackmann
Current Zoning: R1A, Single-Family Residential District (1-acre minimum lot size)
Requested Zoning: Rezoning approximately 0.96 acres of a 1.82-acre tract to R1E, Single-Family Residential District (7,000 square foot minimum lot size)
2030 Master Plan: Recommends Low-Density Residential Uses (0.25 to 1-acre minimum lot sizes)
Parcel Size: Approximately 0.96 acres
Location: On the southwest corner of Towers Road and Caulks Hill Road
Council District: 7
Account No.: A870001586

CONTENTS:

➢ Staff Recommendation
➢ Photo(s) of Site
➢ Aerial Photo
➢ Surrounding Zoning Map
➢ Letters received
   ♦ Opposition - David and Christine Zika
STAFF RECOMMENDATION

To: County Planning & Zoning Commission
Prepared by: Karen Hutchins, MCP
Application No.: RZ20-10
Date: August 11, 2020

BACKGROUND INFORMATION

Owner: Terry and Janet Hackmann
Applicant: St. Charles County Ambulance District
Requested Action: A zoning map amendment to rezone .96 acres from R1A, Single Family Residential District (1- Acre minimum lot size), to R1E, Single Family Residential District (7,000 sq. ft. minimum lot size).
Location: 3807 Towers Rd; South portion of the corner lot of Towers Road and Caulks Hill Road
Current Zoning: R1A, Single Family Residential (1 Acre)
Current Land Use: Vacant
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>R1E, Residential District</td>
<td>Vacant Land, Single-Family Residential</td>
</tr>
<tr>
<td>South</td>
<td>R1A, Residential District</td>
<td>Single-Family Residential</td>
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<tr>
<td>East</td>
<td>R1E, Residential District</td>
<td>Single-Family Residential</td>
</tr>
<tr>
<td>West</td>
<td>R1A, Residential District</td>
<td>Single-Family Residential</td>
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2030 Master Plan: Recommends Low Density Residential (1-4 units/acre) Land Use

Public Services:
County Council District 7 – John White
School District – Francis Howell School District
Fire District – Cottleville Fire District

Utilities:
Water – Missouri American Water Company
Sewer – Duckett Creek Sewer System
REZONING ANALYSIS

This rezoning request is to rezone .96 acres of a 1.83-acre parcel (T21110003) which is currently divided by two zoning districts (R1A /R1E). The applicant is requesting to rezone the R1A (minimum lot size 1-acre) zoned portion to R1E (minimum lot size 7,000 sq. ft.), making the entire 1.83-acre parcel R1E, Single-Family Residential District.

Currently the property is vacant. Under the R1E, Single-Family Residential District zoning, a public facility such as the proposed St. Charles County Ambulance District (SCCAD) Base Station is a permissive use. If built, a single-family home would also be a permissive use within the R1E zoning district and consistent with the 2030 land use plan for low density residential development.

The 2030 Land Use Plan for this area recommends low density residential land use with 1-4 units/acre minimum lot size. The R1A portion to be rezoned to R1E fronts Caulks Hill Road and is adjacent to a neighboring parcel also zoned R1A. R1A zoning is an anomaly in this area developed for R1E zoning. The property has access to sanitary sewer and water services and connections.

RECOMMENDATION:

The Planning and Zoning Division recommends that this application from R1A, Single Family Residential District (1-acre minimum lot size) to R1E, Single-Family Residential District, (7,000 sq. ft. minimum lot size) be approved. In recommending approval to the R1E zoning district, staff finds the proposed zoning to be consistent with the other properties located in the immediate area and the 2030 Master Plan’s Future Land Use Map.
View from Caulks Hill Towards Towers Road

View from Towers Road Facing Caulk Hill Road
Subject Property
RZ20 – 10 Zoning
RZ20 – 10 Land Use
Mr. Kuhn,

We have received the notification for the rezoning request of 3807 Towers Road and we respectfully submit this protest of the rezoning.

For seven years we have entertained ourselves by observing how many cars fail to come to a full stop at the intersection of Caulks Hill Road and Towers Road. Many drivers don't even slow down as they turn right from Caulks Hill Road to Towers Road. In addition to failing to stop, there are many drivers that have decided that this area is to test the acceleration of vehicles and we have observed many vehicles come within inches of crashing into the sidewalks. We have recently been able to deter one young man from doing any more "donuts" in the intersection as he thought we were able to take a picture of his vehicle.

This reckless regard for the intersection creates issues for us to enter and exit our driveway. Creating further density in this area will only continue to perpetuate the increasing safety issues at this corner.

As we have watched the traffic flow, we believe that if St. Charles County were to install a Traffic Circle that this would increase the safety of the intersection as well as create better traffic flow. If St. Charles County was to install a traffic signal, we believe that it would be ignored just like the stop sign. This is not a highly patrolled area with nowhere for St. Charles County Police to sit and observe the intersection.

If helpful, we will set up a camera and video any time before the hearing so that you can see what we see. If it is a rainy day you will really be entertained.

It is for this reason that we are submitting this protest of rezoning on application #RZ20-10.

Sincerely,
David and Christine Zika
701 Caulks Hill Road
St. Charles, MO 63304
314-779-9495