## CONDITIONAL USE REQUEST – 102 HIGH RIDGE DR

<table>
<thead>
<tr>
<th>Application No:</th>
<th>CUP20-09</th>
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</thead>
<tbody>
<tr>
<td>Applicant/Contract Purchaser:</td>
<td>Charles A. Ruedebusch II</td>
</tr>
<tr>
<td>Property Owner:</td>
<td>Missouri Department of Transportation</td>
</tr>
<tr>
<td>Current Zoning:</td>
<td>R1E, Single-Family Residential District (7,000 square foot minimum lot size)</td>
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<tr>
<td>Requested Zoning:</td>
<td>C2, General Commercial District</td>
</tr>
<tr>
<td>Conditional Use Request:</td>
<td>Boat and Recreational Vehicle Storage Yard</td>
</tr>
<tr>
<td>Parcel Size:</td>
<td>0.37 acres</td>
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<tr>
<td>Location:</td>
<td>Bordering Interstate 64 on the northeast side of High Ridge Drive in the Fieldcrest Subdivision, near the cities of Lake St. Louis, O'Fallon, and Dardenne Prairie</td>
</tr>
<tr>
<td>Council District:</td>
<td>2</td>
</tr>
</tbody>
</table>

### CONTENTS:

- Staff Recommendation
- Photo(s) of Site
- Aerial Photo
- Surrounding Zoning Map
- Future Land Use Map
- Preliminary Concept Plan
- Fencing Exhibit
- Landscaping Exhibit
- Letters received
  - Opposition - Kelley Newton
STAFF RECOMMENDATION

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

Application No.: CUP20-09
Date: August 10, 2020

BACKGROUND:

Owner: Missouri Department of Transportation
Applicant: Charles Ruedebusch, II and Mary Ruedebusch, Contract Purchasers
Requested Action: Conditional Use Permit for RV, boat, and trailer outdoor storage
Location: 102 High Ridge Drive; Bordering Interstate 64 on the northeast side of High Ridge Drive in the Fieldcrest Subdivision, near the cities of Lake St. Louis, O'Fallon, and Dardenne Prairie.
Current Zoning: R1E, Single Family Residential; Application RZ20-11 for C2, General Commercial pending.
Current Land Use: vacant
Parcel Size: 0.37 acres

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>Interstate 64</td>
<td>Interstate</td>
</tr>
<tr>
<td>South</td>
<td>R1E, Single Family Residential</td>
<td>Single Family Residences</td>
</tr>
<tr>
<td>East</td>
<td>R1E, Single Family Residential</td>
<td>CenturyLink Building</td>
</tr>
<tr>
<td>West</td>
<td>C2, General Commercial</td>
<td>Outdoor Storage Facility</td>
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</table>

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

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

Utilities: Water – Public Water Supply #2
Sewer – Public Water Supply #2
The applicant is requesting a conditional use permit (CUP) to operate an outdoor storage yard for recreational vehicles, boats, and trailers predicated on an application for rezoning from R1E to C2 being approved. Under the conditional uses listed for the C2 zoning district, the type of vehicles listed include automobile, boat, truck, mobile home, manufactured home, modular home, and recreational vehicle storage. The applicant is requesting the conditional use permit for recreational vehicles, boats, and boat trailers.

The property is currently owned by the Missouri Department of Transportation and was previously used during the expansion and improvement of Hwy. 40-61 into the current Interstate 64. A historical map from 2003 shows that a shed was located on the property. Historical aerial maps over the last 10 years shows the property as a vacant lot.

The applicant’s concept plan shows the location of commercial outdoor storage adjacent to Interstate 64 and residential structures in the Fieldcrest Subdivision. Regarding the proposed location adjacent to 2 residences, the applicant has addressed concerns by providing a setback of 40 feet from residential structures, installation of a sight proof fence, and landscaping adjacent to the residential properties. This proposed setback also allows the continued use and access of a road that goes across the property to the CenturyLink building currently located to the east of the property. In addition to the setback from the residences, privacy fencing is proposed on all sides of the area to be used for storage.

Regarding the location of the proposed commercial activity along Interstate 64, the property previously had access directly from Hwy. 40-61 via High Ridge Drive. The adjacent commercially zoned properties located to the west of this property also previously had access directly to Hwy. 40-61 via Fieldcrest Drive. All of the commercial properties located along Interstate 64 must now be accessed via streets located in Fieldcrest Subdivision which is not an ideal manner of accessing commercially zoned properties.

The Master Plan envisions that the sites along Interstate 64 as being developed for sites for Class A office uses, and technology-driven industrial uses. This site is unsuitable for such uses based on the small parcel size and inaccessibility to arterial streets.

**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 aesthetic 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 does not conform to the above-cited Conditional Use Permit criteria. Development on this lot for residential use would have limited viability due to noise from Interstate 64, however, bringing RV's, boats, and trailers into the neighborhood would affect existing residential properties due to the access route through a residential subdivision. In addition, an outdoor, storage facility would not add to esthetic
and scenic value of land located along Interstate 64. The location is not conducive to commercial development and consequently is not conducive to a conditional use permit for outdoor storage of RV’s, boats, and trailers.

**RECOMMENDATION:**

The Planning and Zoning Division recommends that the Planning and Zoning Commission recommend denial of the application due to non-compliance with the criteria of Section 405.510.B of the County Code. Should the Planning and Zoning Commission recommend approval, staff offers the following conditions for consideration.

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.

3. Limitation of hours of operation to daylight hours with access to the property by employees only.

4. Any outdoor lighting shall use full cut off light fixtures.

5. Fencing shall be installed and include slats with a 90% opacity in order to screen the view of the lot from both the residences and from I-64.
102 High Ridge
Residential Properties Adjacent to 102 High Ridge Drive
CUP20-09 - Aerial
CUP20-09 - Zoning
CUP20-09 - Future Land Use
Highway 40/61 → St. Louis

Storage lot
T. C. Ford
existing trailers
and construction
equipment

Lot #18
HOME

Lot #1
HOME

Lot #2
HOME

High Ridge Drive

Grass Area

M.o.Dot Parcel elo-104-12
(C+J Boat Docks
storage lot)

8' tall chain link fence
w/ barbed wire

Home side only,
eight proposed
fence

40' wide roadway easement; access road to Centurytel

20'-wide green boxwood shrubs
4' x 4' at full maturity
spaced 2' apart
C & S BOAT DOCKS
WHITE FENCE SLATS
FIGA
SOUTH WEST FENCE
MOTOR PARCEL 6G-1047
Chuck

Here are the pictures. The first is the winter gem boxwood. These are on sale as we have an abundance of them. They are in a 1 gallon container. They will achieve and height and width of 6x6 at maturity.

The next is a china boy holly. It will achieve a height and width of 8x8. These are in a 3 gallon container but we can look for this in the smaller 1 gallon size.

Both shrubs will be green all year round. They will need to be watered weekly in severe heat.
Hello,

My name is Kelley Newton and I am a home owner in the Fieldcrest neighborhood. I have lived here for over 20 years and own my home. I have seen many changes and improvements to the area over the 20 years and I have many concerns with the proposed addition of a commercial storage/business area in our neighborhood.

We already have a Lawn and Landscaping business in the neighborhood, whose workers fly in and out of the subdivision in a rush to get to the location of their storage (also in the ‘back’ of the neighborhood/near highway).

We have already had a child hit and killed by a driver flying through the subdivision (about 15 years ago) and it doesn’t make sense to add another business to a residential area where children live and play.

Perhaps if the highway department wanted to install a service road for these business use then they could have access to the business area without the wear and tear, and potential danger, on our residential streets.

I don’t feel it is fair or right for our neighborhood to have extra traffic with boats and storage in the residential area.

Please include my concern and vote NO for this addition to our neighborhood when the meeting is held to discuss this as I won’t be able to attend in person.

Thank you,
Kelley Newton
Cell Phone 314-223-6205
Office 314-387-4828