REZONING REQUEST - 102 HIGH RIDGE DR

Application No: RZ20-11
Applicant/Contract Purchaser: Charles A. Ruedebusch II
Property Owner: Missouri Department of Transportation
Current Zoning: R1E, Single-Family Residential District (7,000 square foot minimum lot size)
Requested Zoning: C2, General Commercial District
Parcel Size: 0.37 acres
Location: 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
Council District: 2

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➢ Staff Recommendation
➢ Photo(s) of Site
➢ Aerial Photo
➢ Surrounding Zoning Map
➢ Future Land Use Map
➢ Letters received
  ♦ Opposition - Kelley Newton
STAFF RECOMMENDATION

To: County Planning & Zoning Commission
Prepared by: Ellie Marr CFM
Application No.: RZ20-11
Date: August 8, 2020

BACKGROUND INFORMATION

Owner: Missouri Department of Transportation
Applicant: Charles Ruedebusch, II and Mary Ruedebusch, Contract Purchasers
Requested Action: A zoning map amendment to rezone 0.37 acres from R1E, Single Family Residential District (7,000 sq. ft. minimum lot size) to C2, General Commercial District (no minimum lot size)
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 (7,000 sq. ft. minimum lot size)
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>Interstate 64</td>
<td>Interstate</td>
</tr>
<tr>
<td>South</td>
<td>R1E, Single Family district (7,000 sq. ft. lot size)</td>
<td>Single Family Residences</td>
</tr>
<tr>
<td>East</td>
<td>R1E, Single Family district (7,000 sq. ft. lot size)</td>
<td>CenturyLink Building</td>
</tr>
<tr>
<td>West</td>
<td>C2, General Commercial District</td>
<td>Outdoor Storage Facility</td>
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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 – Wentzville Fire Protection District
This application involves one parcel (0.37 acres) located within the Fieldcrest Subdivision. The applicant has proposed a conditional use of the property as an outdoor storage yard for RV’s, boats, and boat trailers.

Fieldcrest Subdivision was platted in 1957, prior to adoption of County zoning and subdivision regulations in 1959. This parcel was subdivided from the original Lot D, Block 2. No other information is available as to why the lots B, C, and D were not developed as residential lots similar in size to the other lots in the subdivision. High Ridge Drive previously connected directly with Hwy 40-61 before it was upgraded to an interstate with limited access. The adjoining 403 High Ridge Drive was rezoned from R1E to C2 in 1980 in order to build a gas station at the high Ridge/Hwy. 40-61 intersection.

The subject property was purchased by the Missouri Department of Transportation (MODot) in 2003 for the purpose of improvements to the Hwy. 40-61 corridor. Historical, aerial photos indicate that a shed was located on the property, however, the property is now currently vacant. When the property was purchased by MODot, there was a direct access to Hwy. 40-61 via High Ridge Drive. This access is no longer available since MODot improved the corridor to interstate status with exit ramps and acceleration lanes from Hwy. N and other major cross streets/roads.

Since the property is located adjacent to Interstate 64 it is, in theory, an ideal location for a commercial property, however, the only access to the property is now through the Fieldcrest Subdivision via residential streets. As mentioned above, previously, this property had direct access to Hwy. 40-61 via High Ridge Drive and similar properties in Blocks B and C were able to rezone their properties while this access was available. They now also reach their properties via the residential streets in Fieldcrest Subdivision.

**REZONING ANALYSIS**

The 2030 Land Use Plan for this area recommends Low Density Residential land uses. The proposed C2, Commercial Zoning District, would allow commercial land uses by right adjacent to a residential subdivision. If the property had direct access to a highway as it did previously, the rezoning could be accomplished with commercial and residential uses separated. However, with the only access route through the residential subdivision, the rezoning would introduce more commercial traffic into the subdivision. If, at a future date, access could be accomplished via an alternative route such as a service road along the interstate, then rezoning this property to C2 would be a viable alternative to its current designation as a residential property.

Although the Master Plan envisions that the remaining sites along Interstate 64 will be achieved to create “pad ready” development 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.

**RECOMMENDATION**

The Planning and Zoning Division recommends that the Planning and Zoning Commission recommend denial. County staff finds the proposed zoning to be inconsistent with and residential uses in the immediate area and does not meet the 2030 Land Use Plan recommended Low Density Residential land uses.
102 High Ridge Drive
RZ20-11 - Future Land Use
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