DATE: July 23, 2020

TO: Steve Ehlmann, County Executive
    Joann Leykam, Director of Administration

CC: John Watson, County Counselor
    Donna Vogt, County Council

FROM: Michael Hurlbert, Director of Community Development

RE: Item for August 10, 2020 County Council Meeting

The Community Development Department is submitting the following item for the August 10, 2020 County Council Agenda.

BILL FOR INTRODUCTION:

Planning and Zoning Commission recommends Approval:

**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 (5-acre minimum lot size)
Requested Zoning: RR, Single-Family Residential District (3-acre minimum lot size)
2030 Master Plan: Recommends Low-Density Residential uses (1-4 dwellings per acre)
Rezoning area: 6 acres of an 11-acre parcel
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
## EXHIBIT B
AMENDING THE ZONING DISTRICT MAP
OF SAINT CHARLES COUNTY MISSOURI

# APPLICATION RZ20-08

## REZONING REQUEST - 986 SCHAPER ROAD

<table>
<thead>
<tr>
<th>Application No:</th>
<th>RZ20-08</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owners:</td>
<td>Keith D. Tenney and Sheri L. Tenney</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Alexandra Mesplay</td>
</tr>
<tr>
<td>Current Zoning:</td>
<td>A, Agricultural District (5-acre minimum lot size)</td>
</tr>
<tr>
<td>Requested Zoning:</td>
<td>RR, Single-Family Residential District (3-acre minimum lot size)</td>
</tr>
<tr>
<td>2030 Master Plan:</td>
<td>Recommends Low-Density Residential uses (1-4 dwellings per acre)</td>
</tr>
<tr>
<td>Rezoning area:</td>
<td>6 acres of an 11-acre parcel</td>
</tr>
<tr>
<td>Location:</td>
<td>On the east side of Schaper Road, approximately 1,560 feet north of Highway N; near the Cities of Foristell and Wentzville</td>
</tr>
<tr>
<td>Council District:</td>
<td>2</td>
</tr>
<tr>
<td>Account No.:</td>
<td>743580B000</td>
</tr>
</tbody>
</table>

## CONTENTS:

- Synopsis
- Staff Recommendation
- Photo(s) of Site
- Aerial Photo
- Surrounding Zoning Map
- Future Land Use Map
- Letters received
  - Opposition - Matt and Stephanie Petersen
  - Support - David and Rebecca Albright
  - Support - Mike and Lori Heuschele
- Planning and Zoning Commission minutes from the July 15, 2020 meeting
This communication summarizes the following bill to be introduced at the **August 10, 2020** County Council meeting:

**REZONING REQUEST - 986 SCHAPER ROAD**

<table>
<thead>
<tr>
<th>Application No.:</th>
<th>RZ20-08</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owners:</td>
<td>Keith D. Tenney and Sheri L. Tenney</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Alexandra Mesplay</td>
</tr>
<tr>
<td>Current Zoning:</td>
<td>A, Agricultural District (5-acre minimum lot size)</td>
</tr>
<tr>
<td>Requested Zoning:</td>
<td>RR, Single-Family Residential District (3-acre minimum lot size)</td>
</tr>
<tr>
<td>2030 Master Plan:</td>
<td>Recommends Low-Density Residential uses (1-4 dwellings per acre)</td>
</tr>
<tr>
<td>Rezoning area:</td>
<td>6 acres of an 11-acre parcel</td>
</tr>
<tr>
<td>Location:</td>
<td>On the east side of Schaper Road, approximately 1,560 feet north of Highway N; near the Cities of Foristell and Wentzville</td>
</tr>
<tr>
<td>Council District:</td>
<td>2</td>
</tr>
<tr>
<td>Account No.:</td>
<td>743580B000</td>
</tr>
</tbody>
</table>

Approval of this bill would rezone 6 acres of an 11-acre parcel from A, Agricultural District, to RR, Single-Family Residential District. The property has one existing house (986 Schaper Road), and the owner intends to create two 3-acre lots behind this home order to construct two homes.

The property’s location north of Highway N places it within the **2030 Master Plan’s Urban Service Area** and well within the **Master Plan’s Low Density Residential (1-4 dwellings per acre) land use area**. 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. Lot sizes of 3 acres would be consistent with this pattern.

The Planning and Zoning Commission held a public hearing on this rezoning application on **July 15, 2020** and received the following public input:

- **Speakers:** 3 Support 0 Opposed 0 Concerns
- **Letters on file:** 2 Support 1 Opposed 0 Concerns

Having conducted the public hearing, the Planning & Zoning Commission voted as follows:

- **6** Approval 0 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 A. Myers, AICP
Director of Planning & Zoning

cc: Steve Ehllmann, 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.: RZ20-08  Date: July 7, 2020

BACKGROUND

Owners: Keith D and Sheri L Tenney
Applicant: Alexandra Mesplay
Requested Actions: A zoning map amendment to rezone 8.61 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:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</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>
</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 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 an 8.61-acre 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.