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 - 307 LORENE DRIVE**

<table>
<thead>
<tr>
<th>Application No.</th>
<th>RZ20-09</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Habitat for Humanity of St. Charles County</td>
</tr>
<tr>
<td>Property Owners</td>
<td>City of O'Fallon</td>
</tr>
<tr>
<td>Current Zoning</td>
<td>C2, General Commercial District</td>
</tr>
<tr>
<td>Requested Zoning</td>
<td>R1C, Single-Family Residential District (15,000 square foot minimum lot size)</td>
</tr>
<tr>
<td>2030 Master Plan</td>
<td>Recommends Low-Density Residential Zoning (1-acre minimum lot size)</td>
</tr>
<tr>
<td>Parcel Size</td>
<td>0.568 acres</td>
</tr>
<tr>
<td>Location</td>
<td>On the northeast corner of Lorene Drive and Fire Lane Drive; near the City of St. Paul and the City of O'Fallon</td>
</tr>
<tr>
<td>Council District</td>
<td>1</td>
</tr>
<tr>
<td>Account No.</td>
<td>318480A000</td>
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APPLICATION RZ20-09

REZONING REQUEST - 307 LORENE DRIVE

Application No: RZ20-09
Applicant: Habitat for Humanity of St. Charles County
Property Owners: City of O'Fallon
Current Zoning: C2, General Commercial District
Requested Zoning: R1C, Single-Family Residential District (15,000 square foot minimum lot size)
2030 Master Plan: Recommends Low-Density Residential Zoning (1-acre minimum lot size)
Parcel Size: 0.568 acres
Location: On the northeast corner of Lorene Drive and Fire Lane Drive; near the City of St. Paul and the City of O'Fallon
Council District: 1
Account No.: 318480A000

CONTENTS:
➢ Synopsis
➢ Staff Recommendation
➢ Photo(s) of Site
➢ Aerial Photo
➢ Surrounding Zoning Map
➢ Future Land Use Map
➢ Rezoning Exhibit
➢ Letters received
   ♦ Opposition - Lynn Phillips
➢ 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 - 307 LORENE DRIVE**

Application No: RZ20-09  
Applicant: Habitat for Humanity of St. Charles County  
Property Owners: City of O'Fallon  
Current Zoning: C2, General Commercial District  
Requested Zoning: R1C, Single-Family Residential District (15,000 square foot minimum lot size)  
2030 Master Plan: Recommends Low-Density Residential uses (1-4 dwellings per acre)  
Parcel Size: 0.568 acres  
Location: on the northeast corner of Lorene Drive and Fire Lane Drive; near the City of St. Paul and the City of O'Fallon  
Council District: 1  
Account No.: 318480A000

Approval of this bill would rezone a vacant 0.568-acre parcel within Lake Charles Hills Subdivision from C2, General Commercial District (no minimum lot size), to R1C, Single Family Residential District (15,000 sq. ft. minimum lot size). The applicant proposes to construct one single-family residence on the property.

Lake Charles Hills Subdivision was platted in 1956 before St. Charles County first enacted zoning and subdivision standards. In 1959, the County zoned the Subdivision A, Agricultural District. Water was provided by well(s) and cistern(s), and sewage disposal was accomplished by individual onsite septic systems. In 1960, this lot was rezoned to C2, General Commercial District, to construct a miniature golf course. The subject parcel was later occupied by a neighborhood water cistern which has been removed and the site remediated to safely allow for redevelopment. In 2004 and 2005, adjoining parcels to the west and east of this parcel were rezoned from C2 to R1C, Single Family Residential District. A Neighborhood Improvement District enacted in 2008 allowed the City of O'Fallon to extend public sewer service throughout Lake Charles Hills Subdivision.

The 2030 Land Use Plan recommends Low Density Residential land uses. Although the existing commercial zoning would allow commercial land uses by right within the center of the subdivision, the parcel’s location and size are not conducive to commercial development. Additionally, commercial development could introduce land use conflicts within the neighborhood. The proposed R1C zoning would be consistent with adjacent R1C zoning and allow uses consistent with prevailing development in the Subdivision.

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

Speakers: 1 Support 0 Opposed 1 Concerns  
Letters on file: 0 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 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
Application No.: RZ20-09
Prepared by: Ellie Marr CFM
Date: July 7, 2020

BACKGROUND INFORMATION

Owner: City of O'Fallon
Applicant: Bax Engineering Co., Inc. – Carrie Marcum
Requested Action: A zoning map amendment to rezone 0.565 acres from C2, General Commercial District (no minimum lot size) to R1C, Single Family Residential District (15,000 sq. ft. minimum lot size)
Location: 307 Lorene Drive; On the northwest corner of Lorene Drive and Fire Lane Drive; near the City of St. Paul and the City of O'Fallon
Current Zoning: C2, General Commercial (no 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>A, Agricultural District</td>
<td>Single Family Residence</td>
</tr>
<tr>
<td>South</td>
<td>A, Agricultural District</td>
<td>Single Family Residence</td>
</tr>
<tr>
<td>East</td>
<td>R1C, Single Family District (15,000 sq. ft. lot size)</td>
<td>Chapel</td>
</tr>
<tr>
<td>West</td>
<td>R1C, Single Family District (15,000 sq. ft. lot size)</td>
<td>Single Family Residence</td>
</tr>
</tbody>
</table>

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

Public Services: County Council District 1 – Joe Cronin
School District – Fort Zumwalt School District
Fire District – O’Fallon Fire District

Utilities: Water – City of O’Fallon
Sewer – City of O’Fallon
This application involves one parcel (0.565 acres) located within the Lake Charles Hills Subdivision. The applicant proposes to construct one single-family residence on the property, and to accomplish this, the County’s zoning regulations provide two options: (1) apply for a conditional use permit under the parcel’s current C2, General Commercial District zoning, or (2) rezone the property to a residential zoning district. The applicant has chosen the latter option.

Lake Charles Hills Subdivision was platted in 1956 prior to adoption of County zoning and subdivision regulations in 1959. Parcels in the Subdivision were platted with lot sizes ranging from 10,000-40,000 square feet in area. The subject parcel is 22,500 square feet in area, or about a half an acre.

When zoning was first enacted, the Subdivision was designated A, Agricultural District due to its rural setting. Water was provided by well(s) and cistern(s), and sewage disposal was accomplished by individual onsite septic systems. Prior to 1973, Agricultural zoning required a minimum of 18,000 sq. ft. minimum lot size.

In 1960, several lots, including the subject lot, were rezoned to from A, Agricultural District to C2, General Commercial, for the purpose of constructing a miniature golf course. The subject parcel was previously occupied by a neighborhood water cistern. However, public water lines replaced the need for the cistern several decades ago and the cistern has been removed from the property and the site remediated to safely allow for redevelopment.

In 2004 and 2005, adjoining parcels to the west and east of this parcel were rezoned from C2 to R1C, Single Family Residential District. The remainder of the subdivision is zoned A, Agricultural.

In 2008, a Neighborhood Improvement District (NID) agreement was implemented by the County in order to extend City of O’Fallon public sewer lines to the subdivision and to remove all onsite sewage disposal systems. This lot is not included in the NID agreement; however, the owner can access the sewer line by contacting the City of O’Fallon directly. The subject parcel is currently owned by the City of O’Fallon.

**REZONING ANALYSIS**

The 2030 Land Use Plan for this area recommends Low Density Residential land uses.

The existing commercial zoning would allow commercial land uses by right within the center of a residential subdivision, however the location and size of the parcel are not conducive to commercial development. Additionally, commercial development could introduce land use conflicts within the neighborhood.

The proposed R1C zoning would be consistent with adjacent R1C zoning and allow uses consistent with prevailing development patterns within Lake St. Charles Hills.

**RECOMMENDATION**

The Planning and Zoning Division recommends that the Planning and Zoning Commission recommend approval. County staff finds the proposed zoning to be consistent with other lot sizes and residential use in the immediate area and meets the 2030 Land Use Plan recommended Low Density Residential land uses.
307 Lorene Drive