PRELIMINARY PLAT FOR THE RESUBDIVISION OF HOFFMAN HILLS LOT 30 - 30 HOFFMAN HILLS DRIVE

Application No: PRE20-22
Owner/Developer: Christopher C. Vaughan and Lisa M. Vaughan
Engineer/Surveyor: Landmark Surveying Company
Zoning: A, Agricultural District
Proposed Lots: 2
Parcel Size: 10.82 acres
Location: On the south side of Hoffman Hills Drive, approximately 165 feet south of Hopewell Road; one-half mile from the City of O’Fallon
County Council District: 2
Parcel Account No.: T082000101

CONTENTS:

- Staff Recommendation
- Site Photos
- Aerial Photo
- Surrounding Zoning Map
- Future Land Use Map
- Preliminary Plat
- Letters received
  - None
COUNTY STAFF RECOMMENDATION

To: County Planning & Zoning Commission
Prepared by: Mark Price Jr, AICP, CFM
Application No.: PRE20-22
Date: September 8, 2020

BACKGROUND INFORMATION

Property Owner and Applicant: Christopher C. Vaughn and Lisa M. Vaughn

Requested Actions: Approve a Resubdivision of Lot 3 of Hoffman Hills Subdivision
Location: 30 Hoffman Hills Drive; south of Hopewell Road and west of Hoffman Road, one-half mile from the City of O'Fallon.

Resubdivision area: 10.82 Acres
Proposed lots: 2

Current Zoning: A, Agricultural District
Current Land Uses: Single Family Residential (Low Density)

Adjacent Land Use and Zoning:

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<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>A, Agricultural</td>
<td>Single Family Residences</td>
</tr>
<tr>
<td>South</td>
<td>A, Agricultural</td>
<td>Single Family Residences</td>
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<tr>
<td>East</td>
<td>A, Agriculture</td>
<td>Single Family Residences</td>
</tr>
<tr>
<td>West</td>
<td>A, Agricultural</td>
<td>Single Family Residences</td>
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2030 Master Plan: Recommends Rural Residential uses (1 dwelling per 3 acres)

Public Services: County Council District 2 – Joseph Brazil
School District – Francis Howell School District
Fire District – New Melle Fire Protection District

Utilities: Water – Public Water and Sewer District #2 service area
Sewer – Individual Waste Water Treatment Systems

ANALYSIS

The Planning and Zoning Commission approved Hoffman Hills Subdivision in April 2007. Five of the six lots within the Subdivision are three acres in area while the subject Lot 3 is 10.821 acres in area. The applicant proposes to subdivide Lot 3 into two lots which the existing A, Agricultural District
zoning regulations would allow. Both proposed lots would be larger than all other lots with Hoffman Hills Subdivision.

Hoffman Hills Drive was platted as a private street, and the Subdivision includes private covenants to provide for common maintenance and other purposes.

Following plat approval, the applicant intends to vacate Lot 3A from Hoffman Hills Subdivision and construct a second house behind the existing home with driveway access taken from Hopewell Road. It should be noted that any driveway to Hopewell Road would need to cross a branch of Dardenne Creek which borders the northern property line.

Section 410.280.A.2 of the Subdivision Regulations requires that all proposed lots in subdivisions take access from an internal street. In this instance, in lieu of an internal street, the applicant proposes a 20-foot-wide access easement from Hoffman Hills Drive along the western property line. Ultimately, Lot 3A is to be vacated from Hoffman Hills Subdivision with driveway access for Lot 3A to be taken from Hopewell Road. Under the provisions of Section 410.480.D of the County Code, the Planning and Zoning Commission may waive the requirement that any proposed lots not take access from a County roadway “…where there is a topographic hardship or if any equal or better alternative can be provided that is not in agreement with this ordinance.”

The subject resubdivision plat does not meet the following technical requirements of Chapter 410 (Subdivision Regulations):

1. Identification of Natural Watercourses and Vegetated Buffer requirements. Provide the exact limits and dimensions of the natural watercourse vegetated buffers as preserved on the record subdivision plat.
2. Provide a soil evaluation for septic approval.
3. Provide the appropriate signature block.
4. Indicate the date of the survey.
5. Provide a legal description.
6. Depict the topography of the tract with contour intervals of one, two, or five feet on the USGS Datum.
7. Indicate the average lot size for the re-subdivision.
8. Indicate all property owners within 100 feet of the perimeter of the plat.
9. Depict the current zoning on the subject property and all adjacent tracts.
10. As Lot 3A would not front on an internal subdivision street, but instead take access from Hopewell Road, submit a written request for a waiver from the requirements of Section 410.280.A.2 of the Subdivision Regulations.
11. Provide a copy of recorded subdivision covenants, indentures or restrictions, if any. (Section 410.060.C)

RECOMMENDATION

The Planning and Zoning Division finds the proposed plat does not meet the technical requirements of Chapter 410 (Subdivision Regulations).
Western wall of the garage showing the proposed driveway access to Lot 3A

View of Lot 3A from behind the existing garage
PRE20-22 - Aerial
PRE20-22 Future Land Use