DATE: August 28, 2020

TO: Steve Ehmann, 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 September 14, 2020 County Council Meeting

The Community Development Department is submitting the following item for the September 14, 2020 County Council Agenda.

BILL FOR INTRODUCTION:

1) Planning and Zoning Commission recommends Denial:

REZONING REQUEST - 102 HIGH RIDGE DR

Application No: RZ20-11
Applicants/Contract Purchases: Charles A. Ruedebusch II and Mary Ruedebusch
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
APPLICATION RZ20-11

REZONING REQUEST - 102 HIGH RIDGE DR

Application No: RZ20-11
Applicants/Contract Purchasers: Charles A. Rudebusch II and Mary Rudebusch
Property Owner: Missouri Highways and Transportation Commission
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

CONTENTS:

➢ Synopsis
➢ Staff Recommendation
➢ Photo(s) of Site
➢ Aerial Photo
➢ Surrounding Zoning Map
➢ Future Land Use Map
➢ Letters received
   ♦ Opposition - Kelley Newton
➢ Planning and Zoning Commission minutes from the August 19, 2020 meeting
This communication summarizes the following bill to be introduced at the September 14, 2020 County Council meeting:

**REZONING REQUEST - 102 HIGH RIDGE DR**

Application No: RZ20-11
Applicants/Contract Purchasers: Charles A. Ruedebusch II and Mary Ruedebusch
Property Owner: Missouri Highways and Transportation Commission
Current Zoning: R1E, Single-Family Residential District (7,000 square foot minimum lot size)
Requested Zoning: C2, General Commercial District
Parcel Size: 0.44 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

Approval of this bill would rezone a 0.44-acre parcel of land from R1E, Single Family Residential District to C2, General Commercial District. The applicant has also applied for a conditional use (CUP20-09) for the subject property to operate an outdoor storage yard for recreational vehicles, boats, and trailers. Both the rezoning and conditional use permit applications are scheduled to be reviewed by the County Council on the same Council agenda.

The applicant/contract purchasers currently operate a commercial outdoor storage yard which extends along the south side of I-64 for a third of a mile from Fieldcrest Drive to nearly Highridge Drive. From the applicants' perspective, given that the parcel borders I-64, commercial use of the property would be more viable than residential use.

The Field Crest Subdivision was platted in 1957, and High Ridge Drive previously intersected Highway 40. The adjoining property at 403 High Ridge Drive was rezoned from R1E to C2 in 1980 in order to build a gas station at this intersection. The subject property was purchased by the Missouri Highways and Transportation Commission in 2003 to convert Highway 40 to a controlled access interstate. In building I-64, access to Field Crest Subdivision and the existing outdoor storage lots was rerouted from the south. The subject parcel has been zoned R1E since before purchase by the State.

The 2030 Land Use Plan recommends Low Density Residential land uses. Although the Master Plan envisions that larger vacant parcels along Interstate 64 will provide "pad ready" development sites for Class A office uses, and technology-driven industrial uses, the viability of such uses are limited based on the small parcel size and inaccessibility to arterial streets. Additionally, the proposed C2, Commercial Zoning District, would allow commercial land uses by right with its only access through Field Crest Subdivision.

The Planning and Zoning Commission held a public hearing on this rezoning application on August 19, 2020 and received the following public input:

Speakers: 1 Support 0 Opposed 0 Concerns
Letters on file: 0 Support 1 Opposed 0 Concerns

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

3 Approval 4 Denial 0 Abstentions
Recommendation:
The Planning and Zoning Commission recommends denial of this rezoning request.
The Planning and Zoning Division concurs with this recommendation and views commercial zoning as inconsistent with the 2030 Land Use Plan and with residential uses in Field Crest Subdivision.

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.: RZ20-11
Prepared by: Ellie Marr CFM
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>
</tr>
</tbody>
</table>

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
Utilities: Water – Public Water Supply #2
Sewer – Public Water Supply #2

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.