AN ORDINANCE AMENDING ORDINANCE NO. 97-76 GRANTING CONDITIONAL USE PERMIT CUP #496 FOR A PRIVATE CLUB TO BOONE VALLEY GOLF CLUB, INCORPORATED, PROPERTY OWNER

WHEREAS, the St. Charles County Charter, Article II, Section 2.529, grants to the County Council legislative power pertaining to planning and zoning in the part of the County outside incorporated cities, towns and villages; and

WHEREAS, the property, known as 1319 Schluersburg Road, is located on the west side of Moll Road west of the intersection of Moll Road and Schluersburg Road, and consists of 417.240 acres; and

WHEREAS, the property is zoned A/FF, Agricultural District with Floodway Fringe Overlay District; and

WHEREAS, the Boone Valley Golf Club operates a golf course and club house on the subject property, which are permitted uses in the Agricultural District, and a private club with transient lodging for club members and guests, which is a conditional use in the Agricultural District; and

WHEREAS, pursuant to Section 405.510.H of the Ordinances of St, Charles County, Missouri (“OSCCMo”), an amendment to Ordinance No. 97-76 granting conditional use permit CUP #496 was requested by Application CUP20-07 for
the purpose of adding a new golf training and lodging facility; and

WHEREAS, pursuant to Section 405.510.H.2 OSCCMo, having found the written request to amend conditions consistent in purpose and content with the nature of the proposal as originally advertised for public hearing, the Planning and Zoning Division forwarded the request and its report to the Planning and Zoning Commission; and

WHEREAS, the Planning and Zoning Commission of the County of St. Charles, Missouri, considered this application and on a vote of 7 ayes to 0 nays approved conditions requested with modifications, and, pursuant to Section 405.510.H.3 OSCCMo, it forwarded its approval report and recommendation to the County Council for final decision. A simple majority of the County Council is required for passage of this bill pursuant to Section 405.510.A, OSCCMo.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COUNCIL OF ST. CHARLES COUNTY, MISSOURI, AS FOLLOWS:

Section 1. An amendment to Ordinance No. 97-76 granting conditional use permit CUP #496 was requested by Application CUP20-07 to construct a second private club facility with transient lodging, for property known as 1319 Schluersburg Road and located on the west side of Moll Road west of the intersection of Moll Road and Schluersburg Road, and further described on the attached EXHIBIT A; is hereby granted to Boone Valley Golf Club, Incorporated, property owner.
Section 2.

Section 2. of Ordinance No. 97-76 is hereby amended as follows (added text in **bold type**, deleted text in [bracketed and stricken type]).

The conditional use permit is approved based on the following conditions:

1. **[A.]** This conditional use permit is for the construction of [one] **two** private club facilities **only**, with **transient lodging**.

2. **[B.]** Prior to construction of [this building] **the private club lodging facility**, a site plan must be [furnished] **submitted to** and approved by [the] St. Charles Country [Planning and Engineering Departments]. If more than [20,000] **5,000** square feet of area is to disturbed, a sediment and erosion control plan will be required.

3. **[C.]** A permeability test report and layout of the lateral system for the septic field will be required by [the] St. Charles County [Building Department].

4. **[D.]** The proposed facility [must be similar to the submitted architectural rendering and floor plan for the facility.] **shall substantially comply with the submitted concept plan, architectural rendering and floor plan for the facility attached hereto as part of EXHIBIT B, as determined by the Community Development Department Director.**

Section 3.

The Council hereby receives the following documents into the record: the St. Charles County Master Plan Year 2030; the Unified Development Ordinance of St. Charles
County, Missouri; and the documents attached hereto as EXHIBIT B, which exhibit contains the plats and plans and any other documents relied on in reaching this determination of the Council.

Section 4. The Director of the Planning and Zoning Division is hereby authorized to acknowledge the approval and conditions of the amended CUP #496 on Application CUP20-07.

Section 5. In any case where a conditional use is not in place and in active use within two years from the date of granting, and/or in accordance with the terms of the conditional use originally granted or subsequently amended, then, without further action by the Planning and Zoning Commission and/or the County Council, the conditional use, or authorization thereof, will be null and void.

Section 6. This ordinance shall be in full force and effect from and after the date of its passage and approval.

DATE PASSED

DATE APPROVED BY COUNTY EXECUTIVE

CHAIR OF THE COUNCIL

COUNTY EXECUTIVE
ATTEST:

__________________________
COUNTY REGISTRAR
APPLICATION NUMBER: CUP20-07

THE PROPERTY IS PRESENTLY ZONED: A, AGRICULTURAL DISTRICT

IT IS REQUESTED THAT A CONDITIONAL USE BE GRANTED FOR: AMENDING EXISTING CUP #496 TO ADD A NEW GOLF TRAINING AND LODGING FACILITY

APPLICANT: BOONE VALLEY GOLF CLUB, INCORPORATED

OWNER OR OWNERS OF PROPERTY: BOONE VALLEY GOLF CLUB, INCORPORATED


LEGAL DESCRIPTION OF THE SUBJECT PROPERTY:

PARCEL 1
A TRACT OF LAND BEING PART OF THE SOUTH ONE-HALF OF SECTION 26, TOWNSHIP 45 NORTH, RANGE 1 EAST OF THE 5TH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26; THENCE N00°39'01"E ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER 1,312.04 FEET; THENCE N89°27'53"W 1,315.15 FEET TO THE WEST LINE OF SAID SECTION 26; THENCE N1°52'59"E ALONG SAID SECTION LINE 1,430.00 FEET; THENCE S89°27'53"E 600.00 FEET; THENCE S29°27'53"E 847.50 FEET; THENCE S49°27'53"E 988.96 FEET; THENCE S00°32'07"W 150.00 FEET; THENCE S89°27'53"E 224.30 FEET; THENCE S00°39'01"W 229.54 FEET; THENCE S89°27'53"E 650.00; FEET THENCE S01°54'03"W 486.19 FEET; THENCE S77°19'25"E 353.90 FEET; THENCE S22°34'57"W 235.53 FEET; THENCE S71°25'37"E 332.44 FEET; THENCE S08°34'47"W 99.04 FEET TO THE SOUTH LINE OF SAID SECTION 26; THENCE N89°57'44"W 1,907.77 FEET TO THE POINT OF BEGINNING.

PARCEL 2
A TRACT OF LAND BEING PART OF THE SOUTH ONE-HALF OF SECTION 26, TOWNSHIP 45 NORTH, RANGE 1 EAST OF THE 5TH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER; OF SAID SECTION 26; THENCE, NORTH 00°39'01" EAST ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER 1,312.04 FEET TO A POINT. THENCE, NORTH 89°27'53" WEST ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 1315.15 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 26; THENCE, NORTH 01°52'59" EAST ALONG THE WEST LINE OF SAID SECTION 26 A DISTANCE OF 1,430.00 FEET TO THE TRUE POINT OF BEGINNING. THENCE, CONTINUING NORTH 01°52'59" EAST ALONG THE WEST LINE OF SAID SECTION 26 A DISTANCE OF 1,336.73 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26; THENCE, SOUTH 89°02'54" EAST ALONG THE SOUTH LINE OF THE SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1,336.73 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE,
NORTH 01°02'50" EAST ALONG THE EAST LINE OF THE SAID NORTHWEST QUARTER A DISTANCE OF 321.61 FEET TO A POINT IN THE CENTER LINE OF A LOGGING ROAD BEING THE SOUTH LINE OF A TRACT OF LAND NOW OR FORMERLY OF DIERBERG FOUR L.P. AS RECORDED IN BOOK 1279 PAGE 310 AND BOOK 1279 PAGE 314 OF SAID RECORDER'S OFFICE; THENCE, ALONG THE CENTERLINE OF SAID LOGGING ROAD THROUGH SECTION 26 THE FOLLOWING COURSES, NORTH 80°51'00" EAST, A DISTANCE OF 10.51 FEET; THENCE, NORTH 66°46'00" EAST, A DISTANCE OF 157.18 FEET TO A POINT; THENCE, NORTH 76°31'30" EAST, A DISTANCE OF 140.21 FEET TO A POINT; THENCE, NORTH 64°03'20" EAST, A DISTANCE OF 247.56 FEET TO A POINT; THENCE, NORTH 56°40'30" EAST, A DISTANCE OF 97.70 FEET TO A POINT; THENCE, NORTH 64°09'30" EAST, A DISTANCE OF 263.38 FEET TO A POINT; THENCE, NORTH 74°30'50" EAST, A DISTANCE OF 75.61 FEET TO A POINT; THENCE, NORTH 55°28'30" EAST, A DISTANCE OF 94.90 FEET TO A POINT; THENCE, NORTH 67°30'40" EAST, A DISTANCE OF 183.17 FEET TO A POINT; THENCE, SOUTH 89°16'30" EAST, A DISTANCE OF 173.80 FEET TO A POINT; THENCE, SOUTH 83°08'40" EAST, A DISTANCE OF 142.70 FEET TO A POINT; THENCE, SOUTH 66°03'10" EAST, A DISTANCE OF 70.73 FEET TO A POINT; THENCE, SOUTH 81°07 '00" EAST, A DISTANCE OF 114.42 FEET TO A POINT; THENCE, SOUTH 88°09'30" EAST, A DISTANCE OF 80.66 FEET TO A POINT; THENCE, SOUTH 77°22'50" EAST, A DISTANCE OF 85.12 FEET TO A POINT; THENCE, NORTH 64°33'10" EAST, A DISTANCE OF 60.73 FEET TO A POINT; THENCE, NORTH 53°07'20" EAST, A DISTANCE OF 123.58 FEET TO A POINT; THENCE, NORTH 66°26'20" EAST, A DISTANCE OF 201.19 FEET TO A POINT; THENCE, NORTH 72°23'10" EAST, A DISTANCE OF 120.83 FEET TO A POINT; THENCE, SOUTH 70°38'40" EAST, A DISTANCE OF 150.08 FEET TO A POINT; THENCE, NORTH 87°23'20" EAST, A DISTANCE OF 85.20 FEET TO A POINT; THENCE, SOUTH 80°29'20" EAST, A DISTANCE OF 132.26 FEET TO A POINT; THENCE, SOUTH 88°44'40" EAST, A DISTANCE OF 109.77 FEET TO A POINT; THENCE, NORTH 88°23'10" EAST, A DISTANCE OF 73.88 FEET TO A POINT; THENCE, SOUTH 68°22'50" EAST, A DISTANCE OF 64.37 FEET TO A POINT; THENCE, SOUTH 55°34'30" EAST, A DISTANCE OF 105.05 FEET TO A POINT; THENCE, SOUTH 27°55'00" EAST, A DISTANCE OF 63.70 FEET TO A POINT; THENCE, SOUTH 60°45'30" EAST, A DISTANCE OF 102.59 FEET TO A POINT BEING A FORK IN THE SAID LOGGING ROAD; ALONG THE SOUTHERN FORK OF THE LOGGING ROAD LEAVING THE AFOREMENTIONED SOUTH LINE OF THE DIERBERG TRACT THE FOLLOWING COURSES; THENCE, SOUTH 22°22'30" EAST A DISTANCE OF 492.57 FEET TO A POINT; THENCE, SOUTH 09°17'28" EAST A DISTANCE OF 210.74 FEET TO A POINT IN THE CENTERLINE OF A 60 FOOT WIDE EASEMENT AS ESTABLISHED IN BOOK 1069 PAGE 911 OF THE ST. CHARLES COUNTY MISSOURI RECORDS; THENCE, ALONG THE CENTERLINE OF THE SAID EASEMENT THE FOLLOWING COURSES; THENCE, SOUTH 02°16'17" WEST, A DISTANCE OF 164.00 FEET TO A POINT; THENCE, SOUTH 30°31'43" EAST, A DISTANCE OF 326.00 FEET TO A POINT; THENCE, SOUTH 56°35'43" EAST, A DISTANCE OF 196.40 FEET TO A POINT; THENCE, SOUTH 07°41'17" WEST, A DISTANCE OF 243.90 FEET TO A POINT; THENCE, SOUTH 63°08'43" EAST, A DISTANCE OF 123.10 FEET TO A POINT; THENCE, SOUTH 41°59'43" EAST, A DISTANCE OF 295.60 FEET TO A POINT; THENCE, SOUTH 72°22'43" EAST, A DISTANCE OF 141.00 FEET TO A POINT IN THE CENTERLINE OF SCHLUERSBURG ROAD AS TRAVELED; THENCE, ALONG THE CENTERLINE OF SAID SCHLUERSBURG ROAD THE FOLLOWING COURSES; THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 128.56 FEET, AN ARC LENGTH OF 100.23 FEET AND AN INCLUDED ANGLE OF 44°40'07" TO A POINT OF TANGENCY; THENCE, SOUTH 08°21'21" EAST, A DISTANCE OF 186.58 FEET TO A POINT OF CURVATURE; THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 264.60 FEET, AN ARC LENGTH OF 207.71 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 35°16'01" WEST A DISTANCE OF 136.71 FEET TO THE POINT OF INTERSECTION OF THE SAID SCHLUERSBURG ROAD WITH THE CENTERLINE OF BRUSHY FORK CREEK AS EXISTED IN MARCH OF 1990; THENCE, ALONG THE CENTERLINE OF BRUSHY FORK CREEK TO FOLLOWING COURSES; THENCE, NORTH 71°51'01" WEST, A DISTANCE OF 86.65 FEET TO A POINT; THENCE, SOUTH 76°49'35" WEST, A DISTANCE OF 65.00 FEET TO A POINT; THENCE, SOUTH 70°24'12" WEST, A DISTANCE OF 139.81 FEET TO A POINT; THENCE, SOUTH 63°26'23" WEST, A DISTANCE OF 99.88 FEET TO A POINT; THENCE, SOUTH 43°02'05" WEST, A DISTANCE OF 231.03 FEET TO A POINT; THENCE, SOUTH 53°02'44" WEST, A DISTANCE OF 87.98 FEET TO A POINT; THENCE, SOUTH 55°26'18" WEST, A DISTANCE OF 76.27 FEET TO A POINT; THENCE, SOUTH 56°35'06" WEST, A DISTANCE OF 97.79 FEET TO A POINT; THENCE, SOUTH 53°37'50" WEST, A DISTANCE OF 81.77 FEET TO A POINT BEING THE NORTHWESTERN CORNER OF PROPERTY NOW OR FORMERLY OF EMBERG PER THE DEED RECORDED IN BOOK 889 PAGE 242 OF THE SAID ST. CHARLES COUNTY MISSOURI RECORDS; THENCE, SOUTH 36°20'32" EAST, ALONG THE WESTERN LINE OF SAID EMBERG PROPERTY A DISTANCE OF 104.46 FEET TO ITS POINT OF INTERSECTION WITH THE CENTERLINE OF MOLL ROAD; THENCE, ALONG THE CENTERLINE OF SAID  

CHAIRMAN  P. ROGER ELLIS  SECRETARY  TOM KUHN  
ST. CHARLES COUNTY PLANNING AND ZONING COMMISSION
MOLL ROAD AS TRAVELLED THE FOLLOWING COURSES; THENCE, SOUTH 54°56'37'' WEST, A DISTANCE OF 70.12 FEET TO A POINT; THENCE, SOUTH 47°40'53'' WEST, A DISTANCE OF 191.69 FEET TO A POINT; THENCE, SOUTH 54°51'29'' WEST, A DISTANCE OF 143.62 FEET TO A POINT; THENCE, SOUTH 61°20'2'' WEST, A DISTANCE OF 100.99 FEET TO A POINT; THENCE, SOUTH 55°13'46'' WEST, A DISTANCE OF 341.97 FEET TO A POINT; THENCE, SOUTH 15°29'21'' WEST, A DISTANCE OF 277.00 FEET TO A POINT; THENCE, SOUTH 27°14'21'' WEST, A DISTANCE OF 100.99 FEET TO A POINT; THENCE, SOUTH 49°54'21'' WEST, A DISTANCE OF 103.00 FEET TO A POINT; THENCE, SOUTH 35°54'21'' WEST, A DISTANCE OF 108.00 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF MOLL ROAD THE FOLLOWING COURSES; THENCE, NORTH 71°55'39'' WEST, A DISTANCE OF 95.15 FEET TO A POINT; THENCE, NORTH 52°38'30'' WEST, A DISTANCE OF 78.62 FEET TO A POINT; THENCE, NORTH 45°20'15'' WEST, A DISTANCE OF 58.60 FEET TO A POINT; THENCE, NORTH 32°07'51'' WEST, A DISTANCE OF 84.95 FEET TO A POINT; THENCE, NORTH 02°09'01'' WEST, A DISTANCE OF 46.29 FEET TO A POINT; THENCE, NORTH 16°28'15'' EAST, A DISTANCE OF 218.68 FEET TO A POINT; THENCE, NORTH 82°26'18'' WEST, A DISTANCE OF 154.92 FEET TO A POINT; THENCE, NORTH 55°38'05'' WEST, A DISTANCE OF 114.68 FEET TO A POINT; THENCE, NORTH 83°42'35'' WEST, A DISTANCE OF 280.20 FEET TO A POINT; THENCE, SOUTH 01°54'03'' WEST, A DISTANCE OF 121.50 FEET TO A POINT; THENCE, NORTH 89°27'53'' WEST, A DISTANCE OF 650.00 FEET TO A POINT; THENCE, NORTH 00°39'01'' EAST, A DISTANCE OF 229.54 FEET TO A POINT; THENCE, NORTH 89°27'53'' WEST, A DISTANCE OF 224.30 FEET TO A POINT; THENCE, NORTH 00°32'07'' EAST, A DISTANCE OF 150.00 FEET TO A POINT; THENCE, NORTH 49°27'53'' WEST, A DISTANCE OF 988.96 FEET TO A POINT; THENCE, NORTH 29°27'53'' WEST, A DISTANCE OF 847.50 FEET TO A POINT; THENCE, NORTH 89°27'53'' WEST, A DISTANCE OF 600.00 FEET TO THE TRUE POINT OF BEGINNING.
## CONDITIONAL USE REQUEST - 1319 SCHLUERSBURG RD

<table>
<thead>
<tr>
<th>Application No:</th>
<th>CUP20-07</th>
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<tbody>
<tr>
<td>Applicant / Property Owner:</td>
<td>Boone Valley Golf Club, Incorporated</td>
</tr>
<tr>
<td>Property Zoning:</td>
<td>A/FF, Agricultural District with Floodway Fringe Overlay District</td>
</tr>
<tr>
<td>Conditional Use Request:</td>
<td>Amending CUP #496 to add a new golf training and lodging facility</td>
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<tr>
<td>Parcel Size:</td>
<td>417.40 acres</td>
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<tr>
<td>Location:</td>
<td>On the west side of Moll Road west of the intersection of Moll Road and Schluersburg Road</td>
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<tr>
<td>Council District:</td>
<td>2</td>
</tr>
<tr>
<td>Account No.:</td>
<td>A911000003</td>
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</tbody>
</table>

## CONTENTS:

- Synopsis
- Staff Recommendation
- Aerial Photo
- Surrounding Zoning Map
- Copy of Ordinance 97-76 Granting CUP #496
- Preliminary Concept Plan
- Architectural Rendering and Floor Plan
- Letters Received:
  - None
- Planning and Zoning Commission minutes from the August 19, 2020 meeting
August 28, 2020

This communication summarizes the following application and bill to be introduced at the September 14, 2020 County Council meeting:

**CONDITIONAL USE REQUEST - 1319 SCHLUERSBURG RD**

- **Application No:** CUP20-07
- **Applicant / Property Owner:** Boone Valley Golf Club, Incorporated
- **Property Zoning:** A, Agricultural District with Floodway Fringe Overlay District
- **Conditional Use Request:** Amend CUP #496 to construct and operate a second private club (golf training and lodging facility)
- **Parcel Size:** 417.40 acres
- **Location:** West of Schluersburg Road and north of Moll Road, 3.5 miles north of Augusta
- **Council District:** 2
- **Account No.:** A911000003

In 1991, Boone Valley Golf Club began operating this nationally-recognized golf course as a permitted use in the A, Agricultural District. The addition of overnight lodging for members and guests in 1997 required a Conditional Use Permit for a “Private Club”, which use the County Council authorized with four conditions through Ordinance 97-76. The first condition of Ordinance 97-76 limits the conditional use to “…one private club facility only”. Having operated the authorized private club facility in conformance with these conditions since the late 1990’s, the applicant proposes to add a second private club facility. To do so, the applicants are requesting that the County Council amend the conditions of Ordinance 97-76.

The proposed 4,392-square foot facility will include a lounge, golf simulator, and five rooms for overnight lodging. The facility’s relative isolation on the practice green will be designed to conform with life/safety and accessibility codes, including the installation of sprinklers and upgrading a golf cart path to allow for fire truck access.

In terms of land use impacts, the proposed private club facility will be virtually surrounded by 417 acres of dedicated open space and buffered by vegetation bordering Femme Osage Creek. Few negative land use impacts are anticipated for neighboring properties.

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

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

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

- **7** Approval **0** Denial **0** Abstentions

**Recommendation:**

The Planning & Zoning Commission recommends that the County Council amend Ordinance 97-76 as provided in the attached draft ordinance. County staff concurs with this recommendation.

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.: CUP20-07 (Amend CUP #496)

Prepared by: Mark Price Jr, AICP, CFM

Date: August 11, 2020

BACKGROUND:

Owner: Boone Valley Golf Club, Incorporated

Applicant: Fendler & Associates, Inc. – Paul Fendler

Requested Action: A request to amend CUP #496 to add a new Golf Training and Lodging Facility.

Location: 1319 Schluersburg Road, On the west side of Moll Road, West of the intersection of Moll Road and Schluersburg Road.

Current Zoning: A, Agricultural District with FF/Floodway Fringe Overlay District

Current Land Use:

Parcel Size: 417.40 acres

Adjacent Land Use and Zoning:

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<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
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<tbody>
<tr>
<td>North</td>
<td>A, Agricultural District</td>
<td>Vacant Forest Land</td>
</tr>
<tr>
<td>South</td>
<td>A, Agricultural District with FF/Floodway Fringe Overlay District</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>East</td>
<td>A, Agricultural District with FF/Floodway Fringe Overlay District</td>
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</tr>
<tr>
<td>West</td>
<td>A, Agricultural District</td>
<td>Vacant Forest Land</td>
</tr>
</tbody>
</table>

2030 Master Plan: Parks and Open Space


Utility Service Areas: Water – Public Water Supply #2 Service Area
The original Conditional Use Permit (CUP #496) was for a Private Club with transient lodging. The Unified Development Ordinance defines a private club as the following:

“A building or portion of a building intended to be used as a center of informal association for a selective membership not open to the general public. The building could be used by persons for recreational and eating purposes, but not for dwelling purposes other than managerial or transient lodging.”

The permitted-by-right use of a Golf Course was also constructed on site. The existing CUP was approved June 25, 1997 by ordinance 97-76. Under this CUP, one lodging facility was constructed and has been in use. The original CUP contained four conditions as stated below:

A. This conditional use permit is for the construction of one private club facility only.
B. Prior to construction of this building, a site plan must be furnished and approved by the St. Charles County Planning and Engineering Departments. If more than 20,000 square feet of area is to be disturbed, a sediment and erosion control plan will be required.
C. A permeability test report and layout of the lateral system for the septic field will be required by St. Charles County Building Department.
D. The proposed facility must be similar to the submitted architectural rendering and floor plan for the facility.

The applicant is requesting one (1) revision to the existing Conditional Use Permit #496. The request is to construct an additional building on the site which will house a golf training facility on the first floor and space for 4 transient lodging units on the second floor for club members and guests only.

The concept plan submitted shows the location of the additional building and shows how the building will be accessed. A fire access road that enters from Moll Road to the south will be constructed for emergency vehicle access and for all other access the existing golf cart paths will be used. The building will be serviced from the main club house via the existing golf cart path with an ADA accessible golf cart. The new structure will be located between the existing driving range and the number one tee box along the southern portion of the property.

**CONDITIONAL USE ANALYSIS**

Conditional Use permits are evaluated based on criteria established within the Unified Development Ordinance. The CUP criteria are as follows:

“Before authorizing the issuance of a conditional use permit, the County Council may impose such conditions as will, in the County Council’s judgment, ensure that the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger public health, safety, or general welfare; that the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or to the esthetic and/or scenic values of the vicinity, nor substantially diminish and impair property values within the neighborhood; and that the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. Substantial compliance with an approved concept plan shall be a condition of an approved conditional use permit.”

Staff has reviewed these criteria relative to the subject site and finds that the request for revision to CUP #496 will be in general conformance to the original request. The proposed location of this structure will help to reduce any impacts the structure may have. It will be near the vegetated buffer along Femme Osage Creek which is located to the south of the structure. It will be serviced by golf
cart and should not create any vehicle noise or other disturbances to the neighboring homes to the south. The lodging that is requested for this structure would be limited to members and guests of the club members and not open to the general public.

The County has no record of complaints about the existing lodging facility near the clubhouse.

**RECOMMENDATION:**

The Planning and Zoning Division recommends that the Planning and Zoning Commission recommend approval of the proposed one additional structure to the existing CUP.

1. This conditional use permit is for the construction of two private club facilities only with transient lodging.
2. Prior to construction of the private club lodging facility, a site plan must be submitted to and approved by St. Charles County. If more than 5,000 square feet of area is to be disturbed, a sediment and erosion control plan will be required.
3. A permeability test report and layout of the lateral system for the septic field will be required by St. Charles County.
4. The proposed facility shall substantially comply with the submitted concept plan, architectural rendering and floor plan for the facility attached hereto as EXHIBIT B, as determined by the Community Development Department Director.
AN ORDINANCE GRANTING CONDITIONAL USE PERMIT #C496 - BOONE VALLEY GOLF CLUB,

WHEREAS, the property on the west side of Moll Road west of the intersection of Moll Road and Schluesburg Road and consisting of 418.97 acres, is zoned as A-2 (Agricultural District -3 acres minimum lot size); and

WHEREAS, a private club is a conditional use within A-2 (Agricultural District -3 acres minimum lot size); and

WHEREAS, a conditional use permit was requested by Application No. C496 for the purpose of a private club; and

WHEREAS, the Planning & Zoning Commission of the County of St. Charles, Missouri, has considered this petition and made a recommendation to the County Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COUNCIL OF ST. CHARLES COUNTY, MISSOURI, AS FOLLOWS:

Section 1. A conditional use permit for the purpose of a private club for the property located on the west side of Moll Road west of the intersection of Moll Road and Schluesburg Road and consisting of 418.97 acres, and further described on the Notice of Public Hearing, attached hereto as Exhibit "A", is hereby granted.

Section 2. The conditional use permit is approved based on the following conditions:

A. This conditional use permit is for the construction of one private club facility only.

B. Prior to construction of this building, a site plan must be furnished and approved by the St. Charles County Planning and Engineering Departments. If more than 20,000 square feet of area is to disturbed, a sediment and erosion control plan will be required.
C. A permeability test report and layout of the lateral system for the septic field will be required by St. Charles County Building Department.

D. The proposed facility must be similar to the submitted architectural rendering and floor plan for the facility.

Section 3. The County Executive is hereby authorized to acknowledge the approval and conditions of the conditional use permit on Application #C496 for a private club.

Section 4. This ordinance shall be in full force and effect from and after the date of its passage and approval.

June 24, 1997
DATE PASSED

June 25, 1997
DATE APPROVED BY COUNTY EXECUTIVE

Chair of the Council

COUNTY EXECUTIVE

ATTEST:

COUNTY CLERK
BOONE VALLEY GOLF CLUB

CUP #496 (AS AMENDED IN CUP20-07)
A TRACT OF LAND BEING PART OF SECTION 26
ST. CHARLES COUNTY, MISSOURI

PROPERTY INFORMATION

INFORMATION SOURCE: ST. CHARLES CO.
PROPERTY #496: BOONE VALLEY GOLF CLUB INC.
PROPERTY ADDRESS: 1154 SCHOENEBURG RD.
PART 1: 64000084400000
AREA OF PROPERTY: 41.74 ACRES
LEGAL DESCRIPTION: WEST 60 FT. OF SECTION 26, T13N R65W

OVERALL SITE PLAN

ENLARGED SITE PLAN

NOTES:
1. NO BUILDING UTILITIES SERVICES, WATER, SEWER AND GAS TO BE PROVIDED BY OWNER.
   OWNERS TO PROVIDE SEPARATE WELL AND SEWER.
   OWNERS TO PROVIDE SEPARATE ELECTRIC SERVICE.
2. SHOULD ACCESS BE ACQUIRED BY GOLF CART IF REQUIRED.
3. PROPOSED TOTAL LAND DISTURBANCE OF 19.4 ACRES

ST. CHARLES COUNTY
Community Development Department

Planning and Zoning Division

This approval is based upon compliance with the requirements and regulations of the St. Charles County Zoning Ordinance and is subject to the signature of responsibility for construction or design errors.
CALL TO ORDER
Chairman Roger Ellis called the meeting to order at 7:00 PM. Following the Pledge of Allegiance, Chairman Ellis welcomed the audience; explained the procedures for speakers; and explained the functions of the Planning and Zoning Division, the Planning and Zoning Commission and the County Council. He explained to the audience that the Planning & Zoning Commission will make a recommendation on rezoning and conditional use applications heard during the meeting, which will then be submitted to the St. Charles County Council for their final decision. He stated that public comment on conditional use permit applications will be taken only during the first reading and will not be taken at any meeting of the County Council held thereafter.

Chairman Ellis introduced the following documents into the record: The Unified Development Ordinance of St. Charles County (UDO), including zoning maps; and the 2030 Master Plan for St. Charles County, which includes the 2030 Future Land Use Plan Map.
PUBLIC HEARINGS FOR CONDITIONAL USE PERMITS

CONDITIONAL USE REQUEST - 1319 SCHLUERSBURG RD

Application No: CUP20-07
Applicant / Property Owner: Boone Valley Golf Club, Incorporated
Property Zoning: A/FF, Agricultural District with Floodway Fringe Overlay District
Conditional Use Request: Amending CUP #496 to add a new golf training and lodging facility
Parcel Size: 417.40 acres
Location: On the west side of Moll Road west of the intersection of Moll Road and Schluersburg Road
Council District: 2
Account No.: A911000003

Robert Myers, Planning and Zoning Division Director, described the subject property, the zoning, and the surrounding land uses. He stated that the purpose of this application is to amend existing conditional use permit CUP #496 to allow the owner to add a new golf training and lodging facility to the property. The property has been used as a golf course for many years. Golf courses are allowed by right for properties within the Agricultural Zoning District, but private clubs require a conditional use permit. The addition of this building on the property will allow transient lodging (overnight lodging) for members and guests of the golf club only, and it will not serve as a hotel. When the applicant presented the idea to build a second facility on the property to the Planning & Zoning Division, they were told it would be necessary to amend their existing conditional use permit in order to allow for this. The proposed second facility will be located within the golf course on the practice green, and is not near any homes. The County has no record of any complaints regarding the existing lodging facility on this property. The Planning and Zoning Division recommends that the Planning and Zoning Commission recommend approval of the proposed amendment to the existing CUP to add one additional structure to the property.

For the record, staff did not receive any communications regarding this conditional use permit request.

Chairman Ellis asked if the Commission had any questions for the Planning & Zoning staff. There were none.

Chairman Ellis opened the public hearing and asked the applicant, or their representative to come forward.

Brian McMurray, General Manager of the Boone Valley Golf Club, was sworn in. Mr. McMurray stated that they are requesting this amendment to the original conditional use permit in order to be allowed to build a new 4,000 square foot building on the property, which will offer indoor and outdoor transient lodging units on the second floor for club members only.

Chairman Ellis asked if there were any questions for the applicant. There were none.

Chairman Ellis asked if there was anyone in the audience who wished to speak regarding this application. There were no speakers.
Chairman Ellis closed the public hearing and called for discussion from the Commission.

There being no discussion, Terry Hollander made a motion to recommend approval of Application No. CUP20-07. Tracy Boehmer seconded the motion.

The vote on the motion was as follows:

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<td>Diane Saale</td>
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<td>Tom Kuhn</td>
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<td>Roger Ellis</td>
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<td>Tracy Boehmer</td>
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<td>Terry Hollander</td>
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<td>Kevin Cleary</td>
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Application No CUP20-07 was recommended for **APPROVAL**.

The Vote Count was 7 Yeas, 0 Nays and 0 Abstentions.