AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, BY REZONING LAND FROM R1B, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO R3B, MULTI-FAMILY RESIDENTIAL DISTRICT (12.2 ACRES) AND R1E, SINGLE-FAMILY RESIDENTIAL DISTRICT (28.6 ACRES), AS PER APPLICATION RZ20-13

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, a change in zoning of land located at 1101 Dingledine Road was requested by Marlene C. Loeffler Trust Dated August 9, 1994, property owner(s), and Rowles Company, applicant and contract purchaser, through Application RZ20-13; and

WHEREAS, the tract to be rezoned is a 40.80-acre parcel currently zoned R1B, Single Family Residential District, with Floodway Fringe Overlay District; and

WHEREAS, the zoning sought for the tract to be rezoned is R3B, Multi-Family Residential District, and R1E Single Family Residential Zoning District, with Floodway Fringe Overlay District; and
WHEREAS, adjacent land to the north is zoned R3B, Multi-Family Residential with Floodway and Floodway Fringe Overlay District and is used for attached single-family dwellings (Pine Bluff Villas); adjacent land to the south is zoned R1E, Single Family Residential District and is used for single family dwellings (Stafford Place); adjacent land to the east is zoned R1E, Single Family Residential District and is used for single family dwellings (Emerald Woods); and adjacent land to the west is zoned R1E, Single Family Residential District and is used for single family dwellings (Shenandoah Park); and

WHEREAS, the Planning and Zoning Commission of the County of St. Charles, Missouri, considered this application and on a vote of 5 ayes, 1 nay, and 1 abstention recommended the matter for approval to the County Council. A simple majority of the County Council is required for passage of this bill.

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

Section 1. The Zoning District Map of the County of St. Charles, Missouri, is hereby amended by making the following change:

A 40.80-acre tract of land located at 1101 Dingledine Road is hereby rezoned from R1B, Single Family Residential District with Floodway Fringe Overlay District, to R3B, Multi-Family Residential District, and R1E Single Family Residential Zoning District with Floodway Fringe Overlay District. The tract of land is more particularly described on EXHIBIT A, attached hereto.
Section 2. The Director of the Planning and Zoning Division is hereby authorized to acknowledge approval on Application RZ20-13 as set forth in Section 1., above.

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. This ordinance will 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
### EXHIBIT A

**AMENDING THE ZONING DISTRICT MAP OF SAINT CHARLES COUNTY MISSOURI**

<table>
<thead>
<tr>
<th>APPLICATION NUMBER:</th>
<th>RZ20-13</th>
</tr>
</thead>
<tbody>
<tr>
<td>THE PROPERTY IS PRESENTLY ZONED:</td>
<td>R1B, SINGLE-FAMILY RESIDENTIAL DISTRICT, WITH FLOODWAY FRINGE OVERLAY DISTRICT</td>
</tr>
<tr>
<td>IT IS REQUESTED THAT THIS PROPERTY BE REZONED TO DISTRICT:</td>
<td>REQUESTING TO REZONE 12.2 ACRES TO R3B, MULTI-FAMILY RESIDENTIAL DISTRICT, AND 28.6 ACRES TO R1E, SINGLE-FAMILY RESIDENTIAL DISTRICT</td>
</tr>
<tr>
<td>OWNER OR OWNERS OF PROPERTY TO BE REZONED:</td>
<td>THE MARLENE C. LOEFFLER TRUST DATED AUGUST 9, 1994</td>
</tr>
<tr>
<td>LOCATION OF PROPERTY:</td>
<td>1101 DINGLEDINE ROAD, LOCATED ON THE WEST SIDE OF DINGLEDINE ROAD, BETWEEN PINE BLUFF DRIVE AND STAFFORD PLACE COURT. (PARCEL ID 3-0036-S020-00-0003.1000000)</td>
</tr>
<tr>
<td>THE PROPERTY CONSISTS OF 40.80 ACRES AND IS LOCATED IN COUNTY COUNCIL DISTRICT 7.</td>
<td></td>
</tr>
</tbody>
</table>

**LEGAL DESCRIPTION OF PROPERTY TO BE REZONED TO R3B:**

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 46 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF ABOVE-SAID SECTION 20; THENCE ALONG THE NORTH LINE OF SAID SECTION 20, SAID LINE BEING THE SOUTH LINE OF 'PINE BLUFF VILLAS', A SUBDIVISION ACCORDING TO THE PLAT THEREOF記錄 IN PLAT BOOK 36 PAGE 345 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, NORTH 89°57'40" EAST, 916.19 FEET TO THE ACTUAL POINT OF BEGINNING OF THE HEREDOWN DESCRIBED TRACT; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°57'40" EAST, 916.19 FEET TO THE NORTHEAST CORNER OF ABOVE-SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20; THENCE LEAVING SAID NORTH LINE, SOUTH 01°11'20" EAST, 105.80 FEET A POINT ON THE WEST RIGHT-OF-WAY LINE OF DINGLEDINE ROAD (WIDTH VARIES); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF DINGLEDINE ROAD, ALONG A CURVE TO THE LEFT BEING NON-TANGENTIAL TO THE PREVIOUS COURSE, WITH A RADIUS OF 602.96 FEET, WHOSE CHORD BEARS SOUTH 01°53'10" WEST, 190.20 FEET, AN ARC DISTANCE OF 191.00 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 01°11'20" EAST, 306.20 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 89°58'40" WEST, 878.30 FEET; NORTH 00°01'20" EAST, 386.20 FEET; NORTH 18°16'50" WEST, 65.51 FEET; AND NORTH 00°01'20" EAST, 150.94 FEET TO THE POINT OF BEGINNING AND CONTAINS 12.2 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF NOVEMBER, 2020 BASED ON AVAILABLE RECORDS AND SUBJECT TO THE RESULTS OF A FUTURE PROPERTY BOUNDARY SURVEY.

**LEGAL DESCRIPTION OF PROPERTY TO BE REZONED TO R1E:**

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 46 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ABOVE-SAID SECTION 20; THENCE ALONG THE NORTH LINE OF SAID SECTION 20, SAID LINE BEING THE SOUTH LINE OF 'PINE BLUFF VILLAS', A SUBDIVISION ACCORDING TO THE PLAT THEREOF記錄 IN PLAT BOOK 36 PAGE 345 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, NORTH 89°57'40" EAST, 413.42 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 00°01'20" WEST, 150.94 FEET; SOUTH 18°16'50" EAST, 65.51 FEET; SOUTH 00°01'20" WEST, 386.20 FEET; AND SOUTH 89°58'40" EAST, 878.30 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DINGLEDINE ROAD (WIDTH VARIES); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND ITS PROLIFERATION, SOUTH 01°11'20" EAST, 750.17 FEET TO A POINT ON THE NORTH LINE OF STAFFORD PLACE', A SUBDIVISION ACCORDING TO THE PLAT THEREOF記錄 IN PLAT BOOK 23 PAGE 59 OF SAID RECORDS, SAID LINE ALSO BEING THE SOUTH LINE OF ABOVE-SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20; THENCE LEAVING SAID PROLIFERATION AND ALONG SAID NORTH LINE OF "STAFFORD PLACE" AND ITS PROLIFERATION, NORTH 89°58'40" WEST, 1237.63 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 20, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF "SHENANDOAH PARK", A SUBDIVISION ACCORDING TO THE PLAT THEREOF記錄 IN PLAT BOOK 20 PAGE 1 OF SAID RECORDS; THENCE LEAVING LAST SAID PROLIFERATION AND ALONG SAID WEST LINE OF SECTION 20, NORTH 00°00'00" EAST, 1348.90 FEET TO THE POINT OF BEGINNING AND CONTAINS 28.6 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF NOVEMBER, 2020 BASED ON AVAILABLE RECORDS AND SUBJECT TO THE RESULTS OF A FUTURE PROPERTY BOUNDARY SURVEY.
APPLICATION RZ20-13

REZONING REQUEST - 1101 DINGLEDINE ROAD

Application No: RZ20-13
Property Owner: Marlene C. Loeffler Trust
Developer: Rowles Company
Current Zoning: R1B, Single-Family Residential District (20,000 square foot minimum lot size), with Floodway Fringe Overlay District
Requested Zoning: Requesting to rezone 12.20 acres to R3B, Multi-Family Residential District, and 28.60 acres to R1E, Single-Family Residential District (7,000 square foot minimum lot size)
2030 Master Plan: Recommends Low-Density Residential Uses (0.25 to 1-acre minimum lot sizes)
Parcel Size: 40.80 acres
Location: On the west side of Dingledine Road, approximately 125 feet south of Pine Bluff Drive; near the Cities of St. Peters and Weldon Spring
County Council District: 7
Account No.: 534750A000

CONTENTS:
- Synopsis
- Staff Recommendation
- Staff Recommendation
- Photo(s) of Site
- Aerial Photo
- Surrounding Zoning Map
- Future Land Use Map
- Letters received
  - Concerns - Paul and Sandra Grote
  - Opposition - Daru and Harry Morrell
  - Concerns - Brian Davis
  - Opposition - Susan and Keith Elliott
  - Opposition - Jennifer Kelley
  - Opposition - John Hutchings
  - Opposition - Emerald Woods
  - Opposition - Mark and Amy Atchley
  - Opposition - Charles and Donna
  - Opposition - John and Rose
  - Opposition - Bob Lewis
  - Opposition - James and Virginia
  - Opposition - Westhampton Place
  - Opposition - Jerry Pullam
  - Opposition - Lori Love
  - Concerns - Monica and Stan
  - Concerns - Spencer Ashie-Winns
  - Opposition - Carey Krieger
  - Opposition - Mike and Mary Johns
  - Video in Support - Jeff Reeves
  - Opposition - Carol Goodwin
  - Opposition - Paul and Sandra Grote
  - Opposition - David and Patricia Cowell
  - Opposition - Kent Stephens
  - Opposition - Debbie Roehl
  - Opposition - Debbie and John Ferraira
  - Opposition - Linda Brewer
- Planning and Zoning Commission minutes from the December 16, 2020 meeting
This communication summarizes the following bill to be introduced at the December 7, 2020 County Council meeting:

**REZONING REQUEST - 1101 DINGLEDINE ROAD**

<table>
<thead>
<tr>
<th>Application No:</th>
<th>RZ20-13</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner:</td>
<td>Marlene C. Loeffler Trust</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Rowles Company</td>
</tr>
<tr>
<td>Current Zoning:</td>
<td>R1B, Single-Family Residential District (20,000 square foot minimum lot size), with Floodway Fringe Overlay District</td>
</tr>
<tr>
<td>Requested Zoning:</td>
<td>Rezone 12.2 acres to R3B, Multi-Family Residential District, and 28.6 acres to R1E, Single-Family Residential District (7,000 square foot 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>Parcel Size:</td>
<td>40.8 acres</td>
</tr>
<tr>
<td>Location:</td>
<td>On the west side of Dingledine Road, between Pine Bluff Dr and Stafford Place Ct; near St. Peters and Weldon Spring</td>
</tr>
<tr>
<td>County Council District:</td>
<td>7</td>
</tr>
<tr>
<td>Account No.:</td>
<td>534750A000</td>
</tr>
</tbody>
</table>

Approval of this bill would rezone a 40.8-acre parcel of land from R1B, Single Family Residential District to both R3B, Multi-Family Residential District, and R1E, Single-Family Residential District. The applicant has also submitted a preliminary plat (PRE20-28) for the subject property, which was approved at the December 16, 2020 Planning and Zoning Commission meeting subject to this rezoning application.

The subject 40.8-acre tract has been zoned “R1B”, Single-Family Residential District (minimum lot size 20,000 sq. ft.) since at least 1973 but used for agricultural cultivation and a farmhouse. Adjoining tracts zoned R1E and R3B were developed with single-family subdivisions in 1983 (Stafford Place), 1977 (Emerald Woods and Shenandoah Park), and 2000 (Pine Bluff Villas).

The overall development plan is to construct 119 single-family detached homes on 40.8 acres. Although 12 acres would be rezoned R3B, Multifamily Residential District (minimum lot size of 4,000 sq. ft.) zoning, per the preliminary plat, no attached housing would be constructed; instead, single-family homes on 7,000+ square foot lots would constructed in the proposed R3B District but with some lots being narrower than what would be allowed in the R1E, Single Family Residential District. The remainder of the tract would be zoned R1E, Single-Family Residential District (minimum lot size 7,000 sq. ft.) and developed with single-family dwellings.

The 2030 Master Plan recommends “Low Density Residential” land uses for the entire area with 1 to 4 dwellings per acre. The subject preliminary plat shows that the applicant proposes to develop 119 single-family homes on this 40.8 acre tract, yielding an overall density of 2.92 dwellings per acre with the inclusion of streets and common ground. Such a development would conform to the Master Plan’s recommended density range. Although the 2030 Master Plan does indicate that applicable zoning
districts for Low Density Residential land uses include R1A through R1D Districts (Page 8.14), and that lot sizes can “vary from approximately 43,000 square feet to 10,000 square feet” (Page 8.14), R1D zoning would be inconsistent with the prevailing R1E and R3B zoning pattern.

The Planning and Zoning Commission held a public hearing on this rezoning application on December 16, 2020 and received the following public input:

- **Speakers:** 2 Support | 7 Opposed | 0 Concerns
- **Letters on file:** 1 Support | 22 Opposed | 4 Concerns

Concerns expressed through public input included development density and smaller lot sizes, property values, loss of greenspace, additional traffic on Dingledine Road, and public school capacity.

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

- 6 Approval | 1 Denial | 1 Abstentions

**Recommendation:**

The Planning and Zoning Commission recommends that the County Council approve this rezoning request. The Planning and Zoning Division concurs with this recommendation.

Sincerely,

Robert Myers, AICP
Director of Planning & Zoning

cc: Steve Ehlmann, County Executive
    Joann Leykam, Director of Administration
    Rory O’Sullivan, Acting County Counselor
STAFF RECOMMENDATION

To: County Planning & Zoning Commission
Application No: RZ20-13
Prepared by: Karen Hutchins, MCP
Date: December 8, 2020

BACKGROUND

Property Owner: Marlene C. Loeffler Trust
Applicant: Drew Weber, Hamilton Weber, LLC
Requested Action: A zoning map amendment to:

(1) rezone 12.2 acres from R1B, Single Family Residential District, to R3B Multi-Family Residential District, and Floodway Fringe Overlay District; and
(2) rezone 28.6 acres from R1B, Single Family Residential District, to R1E, Single Family Residential Zoning District (7,000 sq. ft. minimum lot size).

Property Location: 1101 Dingedine Road; on the west side of Dignedine Road between Pine Bluff Dr and Stafford Place Ct; near St. Peters and Weldon Spring

Current Zoning: R1B, Single Family Residential (20,000 sq. ft. minimum lot size) District with Floodway Fringe Overlay District

Parcel Size: 40.84 acres

Current Land Uses: agricultural (cultivation) and a single-family residence

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>R3B/FF/FW, Multi-Family Residential with Floodway Fringe and Floodway Overlay District</td>
<td>Single-Family Residential (Pine Bluff Villas Subdivision)</td>
</tr>
<tr>
<td>South</td>
<td>R1E, Single Family Residential District</td>
<td>Single-Family Residential (Stafford Place Subdivision)</td>
</tr>
<tr>
<td>East</td>
<td>R1E, Single Family Residential District</td>
<td>Single-Family Residential (Emerald Woods Subdivision)</td>
</tr>
<tr>
<td>West</td>
<td>R1E, Single Family Residential District</td>
<td>Single-Family Residential (Shenandoah Park Subdivision)</td>
</tr>
</tbody>
</table>

2030 Master Plan: recommends Low Density Residential land uses (1-4 dwellings per acre)
REZONING ANALYSIS

The Planning and Zoning Commission at its November 18, 2020 reviewed a rezoning application for this same property. Following the public hearing, the Commission voted to recommend denial to the County Council. Based on public feedback, the applicant is returning to the Planning and Zoning Commission with a revised rezoning application which substantially increases the area of single-family zoning and decreases the area of multi-family zoning.

A related preliminary plat for this property, to be reviewed concurrently by the Planning and Zoning Commission, proposes a single-family residential development for the entire tract. Although 12.2 acres of Multi-Family District zoning is proposed, single-family lots would be developed in that proposed district with some lots narrower than what would be allowed in the R1E District. All proposed platted lots would be no smaller than 7,000 square feet in area which is the minimum lot size permitted in R1E Districts.

This 40-acre tract is an island of undeveloped land within a large area of single-family residential subdivisions meaning that the existing land use and zoning contexts bear heightened consideration. The prevailing zoning (to the east, south, and west) is R1E, Single Family Residential District. To the north is zoned R3B, Multifamily Residential District. The area proposed to be rezoned to R3B borders the existing R3B District to the north where the Pine Bluff Villas was developed. Emerald Woods Subdivision, on the opposite side of Dingledine Road, is similarly zoned R1E, Single Family Residential District, but has larger lot sizes than the minimum required in that District. Stafford Place Subdivision, bordering the subject tract to the south, has larger lots than Pine Bluff Villas but would border the proposed R1E, Single Family Residential District zoning. Consequently, lots in Stafford Place would adjoin lots of compatible sizes. A natural watercourse bordering the property along its western border must under County standards be left undisturbed with a vegetative buffer left border the stream bank. Therefore, the Shenandoah Park Subdivision to the west will border undisturbed common ground.

The 2030 Master Plan recommends “Low Density Residential” land uses for the entire area with 1 to 4 dwellings per acre. The subject preliminary plat shows that the applicant proposes to develop approximately 119 single-family homes on this 40.8 acre tract, yielding an overall density of 2.92 dwellings per acre with the inclusion of streets and common ground. Such a development would conform to the Master Plan’s recommended density range. Although the 2030 Master Plan does indicate that “lot sizes in these [Low Density Residential] areas can vary from approximately 0.25 acre to 1 acre” (Page 9.2) and that applicable zoning districts for Low Density Residential land uses are R1A through R1D (Page 8.14), the Master Plan R1D zoning would be inconsistent with prevailing zoning patterns. Additionally, the Master Plan does not dictate zoning districts.

RECOMMENDATION:

County staff recommends that the Planning and Zoning Commission recommend approval of this zoning map amendment.
1101 Dingle Dine – North East View
RZ20-13 - Future Land Use
November 23, 2020

St. Charles County Planning and Zoning Division
Thomas Kuhn, Secretary
201 N Second Street
Room 420
St. Charles, MO 63301

RE: Application Number PRE20-28

The application for rezoning the 40.8 Acres is very distressing. This property is directly across the street from our home.

Dingledine Road is a very busy street at this time. Rezoning 30.3 Acres to multi-family in addition to the 10.5 Acres single family on 7000 sq ft lots and the ultimate addition of several hundred automobiles on top of the already very busy Dingledine Road is not a pleasant prospect. Dingledine is a feeder road to several existing housing developments plus a public school. Hundreds more automobiles will not do anything to improve safety to people in cars and those walking on the sidewalks.

I realize that I cannot stop “progress”, however, please do not approve multi-family dwellings. This will be a disaster as regards the traffic situation.

St. Charles County is beginning to lose its desirability as a place to move to. Many of my family and friends have already moved or making plans to move away from this area due to the increase in road traffic and other reasons.

Please, no multi-family dwellings.

Thank you.

Regards,

[Signature]

Paul Grote

cc: file
To Whom it May Concern,

I am a resident living near 1101 Dingedine Rd. I STRONGLY oppose the rezoning of this property to multi-family residential district. How would the Loeffler Family have felt if the areas around this property would have all been multi-family while Ms. Loeffler lived there? This is a nice area of single family homes and still retains a country feel. We do not need the mouse and traffic associated with multi-family homes. Dignedine cannot support the traffic and neither can the intersections at Tower Rd or the other end at Old Hwy .94. There exists many subdivision streets where limited sight distance is already a serious problem including my street. The added traffic would make these problem areas treacherous for turning on and out. Please do not allow this to be rezoned so greed of money will affect so many lives.
We are totally against the rezoning to HIGH density to the Dingedine farm property. The schools are at capacity, the road were not designed for the High Traffic, the crime has gotten worse already with the extra traffic from the park. The streets are already in bad shape and the County can not repair them as it is. More traffic more problems. Also the animals around do not need many more people. Please vote NO PLEASE take our concerns into your thoughts.

Daru and Harry Morrell
4355 Westhampton Place Ct.
St Charles, Mo 63304
Hello to Whom it concerns,

I am writing to express concern about the Dingedine Farms Housing Development.

1. Dingedine is already a very busy street to add additional traffic in the amount of planned homes is concerning.

2. Flooding. My home is the last home on Stafford Place Court and we already have plenty of water coming down the hill. I am worried about the rainwater runoff and how it will affect our property.

3. I am also a teacher in the Francis Howell School District and the increase of families to the schools could cause over crowding.

Thank you for your attention.

Monica and Stan Wojciehowski
I am very concerned about application PRE20-28 for re-zoning of 1101 Dingedine Rd. The re-zoning to 7000 sq-ft lot size would be significantly higher density than the surrounding area. When I purchased my property in nearby Muirfield subdivision, I, in part, based my decision on the P&Z board upholding current zoning requirements. Additional high density buildings will likely diminish the values of nearby residents. I don’t think the current 20,000 sq-ft lot size is unreasonable, but wouldn’t have as much concern if it were to be re-zoned to 1/3 acre lot size.

Thank you for your consideration.

Brian L. Davis
I am very concerned about application PRE20-28 for re-zoning of 1101 Dingedine Rd. The re-zoning to 7000 sq-ft lot size seems too high a density.

What is going to be the impact of the value of my home? For me, it was an investment and it could put my financial future in jeopardy.

Thank you

Spencer Ashie-Winns
From: Susan B. Elliott <selliott2020@yahoo.com>
Sent: Tuesday, December 8, 2020 9:41 AM
To: Planning; White, John; Executive; Cronin, Joe; Brazil, Joe; Elam, Mike; Hammond, David; Hollander, Terry; Schneider, Nancy
Subject: Proposed development of Loeffler Land on Dingedine Road

We live in Stonecroft, an adjoining subdivision to this Loeffler farm land; we built our home in 2005. In fact, Stonecroft was built on land that was once part of the ORIGINAL Loeffler farm parcel. Marlene Loeffler sold the Stonecroft parcel to TR Hughes, and the homes here are larger single family homes with assessed values ranging from upper 300’s to 500’s. Taxes are HIGHER here in our area for a reason—**larger single family homes.** Westhampton subdivision was also part of that original farm parcel. Those homes are similar to the Stonecroft homes in size and taxable value.

The traffic on Dingedine Road is already heavy—a two lane road ALREADY in need of repairs. The schools that would be tasked to support the children in the area (of these proposed homes) are already overburdened. Crime has increased in our area due to increased population. Runoff/sewage/wetland issues have already been a concern in the area due to existing building in the area.

**While it is inevitable that this acreage will be built upon, the proposed small lots and small homes are NOT what should be built on this location based on surrounding communities.** I implore you to reject this application—force the builder (whomever that ends up being) to **build single family homes which will be similar in size and assessed value to the existing area.** PLEASE keep the integrity of the area by only allowing this land to be built out as larger single family homes—NOT the mix of single/multi family homes that the builder has already proposed—**THIS should not be about how much money can be reaped from building high density on this parcel—it should be about keeping the area STABLE.** This forethought is what we expect from you, our elected officials.

Thank you for your consideration.

Susan and Keith Elliott
4641 Chippewa Way
St. Charles, MO 63304
Hello. We live on Dingledine Manor Ct. We don’t want apartments or condos on the farm land on Dingledine Road. That’ll put too many people on those roads. The area is heavily travelled already. I’m also worried that apartments so close to our home will lower property values in the area. Please only allow single family houses to be built in that area.

Sincerely,
Carey Krieger
To Whom It May Concern:

Please drive down Dingledine during busy times, 7-9 AM and 3:30-5:30 during the week. School buses make many stops directly on Dingledine during these hours for 6 different schools. Yes, you read that correctly, this short road has students attending 6 different schools in the Francis Howell School District. This does not include the 2 schools that pick up and drop off preschoolers who receive services from the district.

Is Dingledine Road ready for another subdivision with this many houses? I listened to the meeting in November. The attorney representing the builder compared the proposed lot sizes to lot sizes of subdivisions off Kisker and Dingledine. The proposed lot sizes are more similar to the sizes of the lots in subdivisions he mentioned off Kisker not Dingledine. As you may know, Kisker has more lanes and can handle more traffic. This new subdivision will not have access to the subdivisions off Kisker. Dingledine will have to bear all the growth.

Please look at accident reports, bus schedules through Francis Howell, and the traffic before you make a decision to zone this property high density.

Thank you,
Jennifer Kelley
Dingledine Manor
314.922.5971
Subject: Opposition letter to: REZONING REQUEST - 1101 DINGLEDINE ROAD Application No: RZ20-13; AND PRELIMINARY PLAT FOR KREDER FARMS - 1101 DINGLEDINE ROAD Application No: PRE20-28 December 16, 2020 Planning and Zoning Commission Agenda

1. This letter is our second letter written in opposition to many of the details in the request for rezoning and plat approval for 1101 Dingledine scheduled for the December 16, 2020 meeting. Please consider this email for both commission applications --- the rezoning request and the request for preliminary plat approval; RZ20-13 AND PRE20-28.

2. GENERAL - We have lived in the Emerald Woods Subdivision since 1994 and have always enjoyed the open space and agricultural activities along Dingledine, along with our own spacious development. We also have always recognized the fact that someday the farm would be developed into housing. What we have not anticipated, however, is the concentration of such small lots, along with the "straight row house" type plan for the plat. The larger area around the farm has several developments with much more aesthetic plat/road layouts, and bottom line, lower concentration of houses. This is a far too radical change for the area and, again, request this rezoning request be rejected.

3. ZONING - The farm is currently zoned R1B (min 20,000 square feet lots). That, of course, is the ideal and we request the commission retain the original zoning. That fits in much better with the aesthetics of Emerald Woods and many of the other nearby developments. Not sure why the commission would even consider such a drastic change of zoning from minimum 20,000 square feet minimum all the way down to less than 7,000 sq. feet minimum per lot. It might make sense for the commission, if they want to consider a change, then approve one of the other two zoning classifications between 20,000 and 7,000 min.; and also, NOT approve the R3B multifamily. (Your County code Section 405.105 R3B Multi-Family Residential District Statement of Intent would not allow such high density in these proposals since they are next to a neighborhood with lots averaging 1 acre.)

4. R3B - It is pointed out by staff of the Commission in the application that the purpose of the R3B request is to allow lots to have a width less than 70ft, which is a minimum requirement for R1E. We roughly counted 42 lots out of the 119 in this application plot that have less than 70 ft. width despite the total square footage. One of the main issues with these proposals is the sheer quantity of households that will be jammed into this area and reducing the lot number from 138 to 119 is not significant when it comes to traffic and just the basic lack of eye appeal and aesthetics of a true neighborhood. It smacks of true greed and profiteering -- and not providing quality housing. These proposals should be rejected again and be redone with some imagination thrown in with something other than straight row house type lots, and consequently reducing again the number of households significantly. Please stick with the current zoning of R1B.

5. R3B - again- As was pointed out at the November 18 meeting by a commissioner, there is no guarantee that there will not be an attempt to modify the plat in the future to one that would include multi-family dwellings in a R3B zone if approved now. A slight plat modification in the future may be easily "slipped" in “under the radar” for approval. This rezoning request needs to be rejected to remove all possibilities of R3B, multi-family zoning. Again, why not raise the standards and aesthetics of the new development by significantly reducing the number of households -- raise the bar!

6. TRAFFIC - This will be a major, negative impact on the area roads - both aesthetically and safety wise. With 119 new household’s worth of vehicles - typically 2 per household -- we are picturing much degradation in traffic flow in both Dingledine directions and, in particular at and along Old Highway 94 (Harvester), and Jungermann. The backups at the intersection of Dingledine and Old Hwy 94 will be significant.

7. MAJOR SAFETY CONCERN - EMERALD DRIVE INTERSECTION - Regardless of what the new development density ends up being there will be a major safety problem at the intersection of Emerald Drive and a new road into and out of the new development. Note #18 in the PRE20-28 main plat map proposes stop signs at the two intersections. That may be ok for the northern most intersection, but will not be safe at the Emerald Drive intersection. The county has been aware of the current negative situation at that intersection for many years, due to the fact that it is a blind intersection for traffic on Emerald Drive looking South for northerly moving traffic. It is still a safety issue. Adding one more street opposite to Emerald Drive and entering Dingledine with just a stop sign will be a disaster leading to accidents. For traffic coming out of Emerald Woods it has always been a very tense situation in split-second decision making on when to progress onto Dingledine because of the blind situation. That decision making complexity drastically increases when you are faced with a vehicle opposite to you also entering onto Dingledine as proposed. The additional distraction of deciding what the car on the other side of the street is going to do is a major problem. That side should have ok visibility in both directions as pointed out in line-of-sight details of the second plat drawings, but the degradations in safety for both cars is a show stopper if there are only stop signs. In our opinion the only safe intersection would be to have a stoplight or 4-Way stop signs.

Thank you, Mike and Mary Johns
From: jrhutch3@charter.net  
Sent: Sunday, December 13, 2020 5:45 PM  
To: Planning  
Subject: Application RZ20-13 -- Owner Marlene Loeffler Trust --- Developer Rowles Company

I wish to voice my opposition to the captioned application for rezoning.

I live in Westhampton Place subdivision and my home is within 800 feet of the proposed development. I believe that Rowles’ revised zoning application having 28 acres of single family homes on 7,000 square foot lots is far to dense. It is out of character with the surrounding subdivisions. All homes in Westhampton Place subdivision are on quarter-acre lots.

If approved, it will lead to significantly increased traffic on Dingedline. It will also lead to increased traffic on Stonecroft Drive which is used as a “cut-through” to Kisker Road.

This is a significant piece of farmland that is going under the bulldozer. I realize that the land’s highest and best use will be for residences. The homes should be on quarter-acre lots.

Too many homes creates problems that will be permanent. I would encourage the Planning and Zoning Commission to deny the request as submitted.

John Hutchings  
4359 Westhampton Place Ct  
St Charles MO 63304
An opinion from an affected home.

[MVI_0123.MP4]
1. This is the second letter written in opposition to the request for rezoning and preliminary plat approval for 1101 Dingedine. Please consider this email for both commission applications -- the rezoning request and the request for preliminary plat approval. RZ20-13 and PRE20-28

2. As the Board of Trustees of Emerald Woods Subdivision, we are continuing to add to what appears to be a consensus of major concerns regarding these proposals from our membership and others in the area. Emerald Woods Subdivision is over 40 years old and has maintained a high standard of quality home ownership and we are fortunate to be a part of a development that has an average lot size of one acre. We have long expected the farm across from Dingedine to be developed into housing, but were anticipating a type of development commensurate and compatible with our own. To see this proposal which condenses 119 homes into the same space as approximately 40 of Emerald Woods homes is totally unacceptable. Compared with many of the other area neighborhoods, there is a significant difference in overall aesthetics and presentation that is very concerning. Plans for housing with possible 1000 square feet homes are not compatible with Emerald Woods and many other area developments. This is far too radical a change for the area and we request this rezoning proposal be rejected. Even though there are a few less lots than previously applied for in November, the few changes in the proposals are fundamentally no less concerning.

3. The farm is currently zoned R1B (min 20,000 square feet lots). We, again, request the commission retain the original zoning. That fits in much better with the aesthetics of Emerald Woods and many of the other nearby developments. We are not sure why the commission would even consider such a drastic change of zoning from 20,000 square feet minimum all the way down to 7,000 sq. feet minimum per lot. If anything, it certainly seems the only acceptable change would be possibly to one of the other two zoning classifications between 20,000 and 7,000 minimum, if even that, and also, NOT approve the R3B multifamily. (Your County code Section 405.105 R3B Multi-Family Residential District Statement of Intent would not allow such high density in these proposals since they are next to a neighborhood with lots averaging 1 acre.)

4. R3B - It is pointed out by staff of the Commission in the application that the purpose of the R3B request is to allow lots to have a width less than 70ft, which is a minimum requirement for R1E. We roughly counted 42 lots out of the 119 in this application plot that have less than 70 ft. width despite the total square footage. One of the main issues with these proposals is the sheer quantity of households that will be jammed into this area and reducing the lot number from 138 to 119 is not significant when it comes to traffic and just the basic lack of eye appeal and aesthetics of a true neighborhood. It smacks of true greed and profiteering -- and not providing quality housing. These proposals should be rejected again and be redone with some imagination thrown in with something other than straight row house type lots, and consequently reducing again the number of households significantly. Please stick with the current zoning of R1B.

5. R3B - again. As was pointed out at the November 18 meeting by a commissioner, there is no guarantee that there will not be an attempt to modify the plat in the future to one that would include multi-family dwellings in a R3B zone if approved now. A slight plat modification in the future may be easily "slipped" in "under the radar" for approval. This rezoning request needs to be rejected to remove all possibilities of R3B, multi-family zoning. Again, why not raise the standards and aesthetics of the new development by significantly reducing the number of households.

6. If approved these proposals will have a major negative impact on the area roads - both aesthetically and safety wise. With 119 new households' worth of vehicles - typically 2 per household -- we are picturing much degradation in traffic flow in both Dingedline directions and, in particular at and along Old Highway 94 (Harvester), and Jungermann. The backups at the intersection of Dingedine and Old Hwy 94 will be significant.

7. Regardless of what the new development density ends up being, there will be a major safety problem at the intersection of Emerald Drive and a new road into and out of the new development. Note #18 in the PRE20-28 main plat map proposes stop signs at the two intersections. That may be ok for the northern most intersection, but will not be safe at the Emerald Drive intersection. The county has been aware of the current negative situation at that intersection for many years, due to the fact that it is a blind intersection for traffic on Emerald Drive looking South for northerly moving traffic. It is still a safety issue. Adding one more street opposite to Emerald Drive and entering Dingedine with just a stop sign will be a disaster leading to accidents. For traffic coming out of Emerald Woods it has always been a very tense situation in split-second decision making on when to progress onto Dingedine because of the blind situation. That decision making complexity drastically increases when you are faced with a vehicle opposite to you also entering onto Dingedine as proposed. That side should have ok visibility in both directions, but the degradations in safety for both cars is a show stopper if there are only stop signs. In our opinion the only safe intersection would be to have a stoplight or 4-Way stop signs.

Sincerely, The Emerald Woods Subdivision Board of Trustees, Mary Johns, Kathleen Simmonds and Penny Scarcello
St. Charles County Planning and Zoning Commission,

I am writing to voice my adamant disapproval of the “rezoning” (although your letter to landowners in the area claims it is not rezoning) of the area proposed in application# PRE20-28 and #RZ20-13. The original zoning as R1B, single-family residential, is much more appropriate for the area in question, so I am respectfully asking you to deny the request for R3B and R1E rezoning of this area.

The acreage mentioned in this proposal is 3 blocks from an elementary school on an already busy 2-lane road. The increased traffic that would be generated from these 138 lots (most of which are requested to be multi-family dwellings) would create a dangerous traffic/pedestrian situation. Also, the noise created by the additional traffic would be a huge inconvenience to all residents living in the immediate area. When you consider that multi-family dwellings can be built several stories high, the increase in the number of additional vehicles using Dingledine Road would be immense. In contrast, by retaining the original zoning the amount of additional vehicles and noise could be kept to a minimum.

In addition, there are already several multi-family dwellings (apartments, townhouses, condominiums) in our area. Sterling Heights, Ashwood Apartments, Aventura at Mid Rivers, and Meadowridge are just a few of the already established multi-family dwellings in the immediate area. Living in the proximity of these types of complexes causes lower property values for the single-family homeowners in the area. Proximity to a huge multi-family complex such as this would discourage prospective single-home buyers.

The developers of the area mentioned in this application have done a poor job of researching how this type of development would impact already established homeowners in this area. It is clear that their only objective is to make as much money as possible with the small piece of land they have acquired. It is also despicable that this developer is trying to “sneak this proposal through” during a pandemic knowing that most people will not be able to attend a public hearing in person to voice their concerns.

I urge the St. Charles County Planning and Zoning Commission to deny this developer’s request to rezone the area mentioned in application# PRE20-28 and #RZ20-13 to R3B and R1E since this would be against the county’s 2030 master plan, and have it remain zoned for R1B, Single-Family Residential District (20,000 square foot minimum lot size).

Respectfully,
Carol Goodwin
Homeowner, Reddington Oaks Subdivision
Good morning.

We are residents of Westhampton Place (4388 Westhampton Place Ct). We are writing in opposition to the (slightly) revised zoning application for the Loeffler farm at 1101 Dingledine. There was overwhelming community and commission opposition to this plan in the November Planning & Zoning meeting and yet the applicant has only made small changes in the proposal, certainly not addressing the core concerns of the residents or the commission.

While we expect Rolwes’ attorney to present another seemingly compelling presentation comparing the proposal with the surrounding area using selective data, there are several issues to consider:

A. The 2030 master plan for the area shows lower density residential housing as the appropriate zoning for this area. The applicant has not shown a compelling reason to change course.
B. With the exception of Emerald Woods (large lots) and Pine Bluff Village (attached homes), ALL of the surrounding neighborhoods have interior lot widths of 75-82 feet; one-third of the lots in Rolwes’ proposal are 62 feet or less in width; 15-20 feet less than the norm in the area.
C. Traffic is an issue on Dingledine and especially cutting through our neighborhood to proceed westbound on Hwy 94/364. To go west on 94/364, these residents either have to go past Walmart on Jungermann through several traffic lights or (much easier) cut through Stonecroft Rd. to Kisker Rd. often speeding and blowing through stop signs on the way.

It is clear that Rolwes intends to increase the density of housing in this area to increase profits with little regard for the surrounding residents or the county’s long-term plans. We ask that you oppose this request and keep the zoning for the Loeffler farm unchanged. There is plenty of money for Rolwes’ to make without negatively impacting the surrounding areas.

Thank you,

Mark & Amy Atchley
4388 Westhampton Place Ct
To: Planning and Zoning Commission

CC: John White, County Councilman

Subject: Rezoning request – 1101 Dingledine Road (Revised Application), Application No. RZ20-13, and Preliminary Plat for Kreder Farms – 1101 Dingledine Road (Revised Application), Application No. PRE20-28

We strenuously object to the proposed rezoning and plat plan proposals referenced above for the reasons stated below. Please provide copies of this letter to both the rezoning and plat commission managers. Thank you.

1. **The proposed development is not comparable to existing surrounding residential housing.**

Existing housing in the vicinity of the proposed development consists primarily of low-density homesites on larger lots. There are a wide variety of home designs and are typically on winding streets and cul-de-sacs that make the area an attractive, open, and welcoming community.

- **Proposed development is much denser than surrounding neighborhoods**

The chart below illustrates the density differences between Kreder Farms and the existing subdivisions adjacent to the proposed development. All surrounding neighborhoods are single-family residences, with the exception of Pine Bluff, which consists of attached villas.

![Average Lot Size Chart](chart.png)
The chart shows average lot sizes for the proposed Kreder Farms plat plan compared with adjacent properties surrounding the Kreder plat. These neighboring properties included Pine Ridge to the north, Willow Creek Ct. to the northeast, Emerald Woods to the east, Cambridge Crossing to the southeast, Stafford Place to the south, Westhampton to the southwest, Shenandoah Park to the west, and Nottingham Forest to the northwest. Since Cambridge Crossing, Nottingham Forest, and Westhampton are large developments, we limited the data to a minimum of 50 homesites nearest to the Kreder plat in each of those developments. *Kreder Farms proposed plat has a smaller average lot size than any of the surrounding single-family developments.*

The overall average lot size of these surrounding homes is slightly less than 13000 square feet or 0.3 acres. There are also a number of larger lot sizes (~ .5 acre) in the Southgate subdivision just down the hill from Willow Creek Ct., but these were not included in the chart.

We think it is generally accepted that high-density housing of any sort reduces the value of nearby, more expensive, low-density housing. Potential buyers of larger homes and lots usually consider an excessive quantity of lesser homes in the area as a negative and are not willing to pay as much for the larger homes.

- **Comparison with surrounding neighborhoods on price**

Published prices for Fox Ridge homes, another Rowles development, start at $234,000. Mr. Weber, the Rowles representative, presented a chart in the November meeting claiming Kreder Farm homes would be in the range of $300,000 to $500,000. With the proposed smaller lots to accommodate smaller cheaper homes that are likely similar to those in Fox Ridge, it is puzzling how the Kreder Farms prices could be in that range.

- **Comparison with surrounding neighborhood on home size**

Mr. Weber also presented a chart on comparative home sizes in the November 19 meeting. We have not checked all of the data but the chart seems to misrepresent some of the home size ranges in the surrounding neighborhoods. These corrections are shown in the chart below.
All the data in this section was obtained from the St. Charles County Public Web Map and can be independently verified.

2. The proposed development does not meet the low-density guidelines of the 2030 Master Plan

- 2030 Master Plan density definition
The 2030 Master Plan recommends low-density residential housing in the area. Low-density residential housing is defined by the plan as .25 to 1 acre lots or a density of 1 to 4 lots per acre (see Section 9, Land Use Table and Map). These two criteria are consistent in that they are the inverse of each other, which we are certain was intentional. However, to be consistent, density must be calculated by dividing the number of lots by the acreage occupied by only the lots themselves. The acreage cannot include street right-of-ways, common ground, water retention basins, or any other area not part of a lot. Computed correctly in this consistent way, the Kreder Farms proposal has a density of 4.84 homes per acre.

- Applicable zoning for low-density residential
In Section 8, Future Land Use, there are two subsections that describe low-density and medium-density residential housing, respectively. Section 8.14 Low-Density Residential, lists R1A through R1D zoning as applicable to low-density residential housing. Section 8.15 Medium-Density Residential, references R1D, R1E, R2, and R3A as applicable to that category. Note that R1E is not even mentioned in the low-density section. It is apparent that R1E zoning is not considered low density by the plan.

Based on these criteria, the Kreder proposal does not meet the 2030 Master Plan low-density requirement. If anything, it qualifies for medium-density residential housing, as defined by the plan. If the 2030 plan has any importance at all, the Planning and Zoning Commission should not be recommending this application for approval.

- There is already sufficient high-density housing in the area.
While we agree that there is a need for affordable housing in the county, this type of housing should not be concentrated in one area. Pine Bluff is a 60-unit, mostly triplex attached villa housing area immediately adjacent to the proposed development on the north. Directly north of Pine Bluff is a 20-unit “other residential” single-family development of extremely small lots. Further north on Dingledine are additional mixes of single-family and multi-family housing.

3. Use of R3B multi-family zoning to further reduce single-family lot size should not be allowed.
We do not think the county intended R3B to be a tool for further reducing single-family lot sizes and that loophole should be closed by the county. In this revised plan, the developer has raised lot areas above the R1E minimum but we understand they still want some R3B zoning so they can take advantage of the
smaller lot width requirement in R3B. This obviously means they are planning to sell a number of small cheap homes that are unlike homes in the surrounding neighborhoods. Rowles has developed several home plans that minimize the width and footprint of the home. They incorporate small two-story units with living spaces over garages. Some of these plans produce house fronts that are over 50% garage. We understand that minimizing lot frontage reduces the per unit cost of paving streets and running utility lines but the result is an unattractive array of homes jammed together on cluttered streets. The photo below shows some of Rowles homes in their Fox Ridge development. It looks more like a row of rental storage units than an attractive residential street.

Despite their claims that they need R3B zoning to allow smaller lot widths to accommodate these homes, it should be obvious that there is nothing preventing the developer from building their smaller homes on larger lots. It is all a profit issue and appearance suffers as a result.

4. Higher-density housing produces an undue negative impact on county services, traffic, and the environment

- **High density creates an excessive financial burden on tax-supported services (public schools, fire and ambulance, street maintenance)**

Higher density housing usually results in smaller homes that have lesser assessed value than larger homes on larger lots. A family in a $250,000 home in a high-density development produces the same service load on schools, fire, ambulance, etc., as a family in a $500,000 home on larger lots, but the larger home produces a larger tax base to support those services, and also reduces the number of new families in a development that need to be supported by those services.

- **Increased traffic will exacerbate unsafe exit problem at Emerald Drive.**

Ever since Dingledine Road was improved, residents of Emerald Woods have had a traffic visibility problem when trying to exit from Emerald Drive onto Dingledine. This was primarily a result of roadway design compromises made to settle a lawsuit at the entrance. The county has tried various band-aids over the years but none have significantly helped the situation. The proposed entrance to the new development will make it even more difficult for Emerald Woods residents since they will have to be aware of traffic entering from across Dingledine as well as trying to monitor approaching traffic from left
and right. Increases in general Dingledine traffic resulting from the additional residences will also make the problem worse.

- **Increases stormwater load and potential for flooding in county.**

  High-density single-family housing developments typically result in a higher-percentage per acre of impermeable surface (house roofs, streets, sidewalks, driveways, patios, etc.) than lower-density developments. This inability to absorb rainwater results in significantly more storm water entering the storm water system and ultimately our local streams and rivers. This produces more property damage due to excessive flooding. Detention basins partially help this situation by reducing the rate at which stormwater enters local waterways but they do not, in any way, reduce the total amount of increased stormwater that our streams and rivers must handle. In light of the increased intensity of our storms due to global warming, this may become a significant problem in coming years. We need to concentrate more on absorbing our rainwater in the soil or in impoundments instead of letting it all eventually wind up in the Gulf of Mexico.

5. **Why not R1B?**

Before we purchased our home in Emerald Woods, we researched the zoning of surrounding acreage which was then zoned R1B or higher. We felt comfortable buying our home because that zoning supported residential properties of similar size. We didn’t realize that existing zoning doesn’t seem to carry any weight in county decisions regarding rezoning to accommodate developer’s higher-density plans. We can understand that view when considering rezoning from agricultural to residential but not when a developer is arbitrarily asking for reduced lot size rezoning to fit his needs. The bottom line is that there is no real reason to rezone the existing R1B zoning. There doesn’t seem to be any strong protection in county regulations or policies to preserve existing zonings.

Rowles has a variety of home designs of larger square footage that would be appropriate for R1B lots and should sell well in the area. Rowles’ own presentation at the November meeting claimed their proposed homes would range up to 3600 square feet.

There does not seem to be a problem selling more expensive homes in the county and in this area because of the strong housing market. Homes of all sizes and prices, both new and used, are in strong demand and are selling rapidly, often above asking price. This has been evident in recent sales in Emerald Woods, often selling at the first realtor open house. Keeping R1B zoning would go a long way toward encouraging higher-value homes and maintaining the current character of the neighborhood.

**Conclusions**

It would be nice if we could depend on the good will of builders and developers to maintain the quality and attractiveness of housing in this county, but we can’t. If we could, we would not need all the rules and regulations imposed by county ordinances and master plans on developers, and the judgement of review bodies such as the Planning and Zoning Commission and the County Council.
This is the last developable property in the immediate area. We ask you to consider the very negative practical and esthetic impacts of this proposed development on the surrounding community. The existing homeowners want to maintain the attractive appearance of the neighborhood and the value of their homes. Please vote to disapprove this proposed rezoning and preliminary plat plan. Thank you.

Respectfully,

Charles and Donna Baur
38 Oak Springs Ct.
(Emerald Woods subdivision)
St. Charles, MO 63304
From: Paul Grote <paulgrote@charter.net>
Sent: Monday, December 14, 2020 12:59 PM
To: Planning
Subject: FW: PRE20-28

Paul & Sandra Grote
1124 Dingedine Road
Saint Charles, Missouri 63304
TEL: 636-441-5323, CELL: 636-699-3129

December 14, 2020

St. Charles County Planning and Zoning Division
Thomas Kuhn, Secretary
201 N Second Street
Room 420
St. Charles, MO 63301

RE: Application Number PRE20-28

The application for rezoning the 40.8 Acres is very distressing. This property is directly across the street from our home.

Dingedine Road is a very busy street at this time. Rezoning 12.20 Acres to multi-family in addition to the 28.60 Acres single family on 7000 sq ft lots and the ultimate addition of several hundred automobiles on top of the already very busy Dingledine Road is not a pleasant prospect. Dingledine is a feeder road to several existing housing developments plus a public school. Hundreds more automobiles will not do anything to improve safety to people in cars and those walking on the sidewalks.

I realize that I cannot stop “progress”, however, please do not approve multi-family dwellings. This will be a disaster as regards the traffic situation.

Additionally, retaining the current 20,000 square foot lot size for single family is more in line with those single family homes just across the street.

St. Charles County is beginning to lose its desirability as a place to move to. Many of my family and friends have already moved or making plans to move away from this area due to the increase in road traffic and other reasons.

Please, no multi-family dwellings and retain current single family status.

Thank you.

Regards,

Paul Grote
December 14, 2020

To the St. Charles County Planning and Zoning Commission and to Councilman John White, District 7:

Protest to Rezoning- RZ20-13 REZONING REQUEST

Preliminary Plat For Kreder Farms - 1101 Dingledine Road
Application No: PRE20-28

We are filing a protest to the rezoning of the property at 1101 Dingledine Road, Application No: RZ20-13. Property Owner: Marlene C. Loeffler Trust  Developer: Rowles Company

This is our second protest letter to the commission. Rowles Company revised their plat map to reduce the number of homes from 138 to 119 since the November meeting but that reduction is not significant.

We have been residents of Emerald Woods Subdivision, which is directly across Dingledine Road from the proposed rezoning since 1982. Most of the lots in our subdivision are 1 acre or more. A few lots along Dingledine Road are ½ acre or more.

The Planning and Zoning Commission seems to think that the 2030 County Master Plan has no worth and should have no bearing on this case. The County of St. Charles made a 2030 County Master Plan after much research, considering the impact of new development on the road conditions, schools that it would affect, and traffic congestion. They recommended that the zoning on the above land be R1B, single-family residential district, 20,000 square foot minimum lot size, Low-Density Residential Uses. This was reasonable since the data was validated and researched by the County.

Now, there is a request to rezone 12.20 acres to R3B, Multi-Family Residential District, and 28.60 acres to R1E, Single-Family Residential District (7,000 square foot minimum lot size).

R3B is Medium to High density residential uses (not Low-Density) and R1E is 7,000 square foot minimum lot size not 20,000 square foot minimum lot size, as the County itself determined is best.

This will have a tremendous impact on the whole area. Dingledine Road is a 2-lane road with a turn lane EXCEPT for the portion of the road in front of this proposed RZ20-13 property and our Emerald Woods subdivision, which has no turn lane. This portion of the road is 2-lane only and is on a curve. The homeowners in our subdivision have had, for years, difficulty in accessing Dingledine Road because of this dangerous curve with no sight distance. There have been numerous accidents and near accidents in the past because of this. St. Charles County has even put a flashing sign on the road for cars to slow down because of this dangerous curve. To add 119 lots with 2 cars each (238 cars) to this would be a huge safety concern, especially with two more entrances from their subdivision to Dingledine Road.
Dingledine Road itself cannot support the addition of another 238 cars. It is a 2-lane road not a 4-lane road like Kisker Road, which would be better able to handle that influx of cars.

Even with the current zoning of R1B, for safety concerns and traffic congestion, there needs to be a 4-way stop or a traffic light on Dingledine Road where the entrance to this new subdivision meets the entrance to our subdivision, Emerald Woods, when it is completed.

In addition, the impact on the schools would be overwhelming with 119 additional households. Castlio Elementary School is at 1020 Dingledine Road, very close to this property and has a large number of school buses on the road each morning and afternoon, also on the dangerous curve. This is in addition to the many other school buses from Middle school and High School. Moreover, it would increase the number of students in this elementary school beyond its capacity, which would have an effect on the quality of education.

The Rowles development of Fox Run looks like rows of small, cheap duplicated homes. It appears that this is mainly what they propose for this Dingledine Road property, also, by looking at the plat map. This would lower the property values of subdivision homes nearby due to the medium to high-density homes in the proposed subdivision. This is especially true for our subdivision, Emerald Woods (directly across the road), Stafford Place (adjacent to it on the South), and Westhampton Place (to the Southwest). All of these subdivisions have substantially bigger lot sizes than proposed, with the closest subdivision of Emerald Woods having 1 acre lots.

The reasoning by the zoning board that it is okay to rezone the property because the R3B portion will back up to the R3B district of Pine Bluff Villas does not make sense. “What it backs up to” on one small side will not make a difference on the extreme negative area changes it will have in the areas of safety, road conditions, traffic congestion, surrounding home values, and school impact.

It would be of benefit to the developer and to the surrounding subdivisions and residents to have larger, quality homes on bigger lots than they proposed. They would easily be able to sell these homes in this housing market at a much higher price, keep the integrity of the Master plan, and have the area keep its present property values. **It would be a win-win for all parties.**

We understand that this land will become a subdivision but we protest the lowered lot sizes from the present 20,000 square feet and the change to Medium to High density R3G in any way. We request that the original zoning of R1B be kept.

Sincerely,

David and Patricia Cowell
4020 Emerald Drive
St. Charles, MO 63304
December 14, 2020

St. Charles County Planning & Zoning Division
St. Charles County Council
Thomas Kuhn, Secretary
201 N. Second St. Rm. 420
St. Charles, MO 63301

RE: Application Number PRE20-28

I, Kent Stephens, as owner of 4103 Stafford Place Ct. (St. Charles, MO 63304), oppose approval of this rezoning. My house backs up to the Loeffler Farm/Home. My deck has a perfect vantage point of the turn along Dingedine Rd. near Emerald Dr. where one of the proposed entrances is going. This is an extremely busy & dangerous area already. Despite the speed limit being 35 mph, there are many cars that will go 50+ mph (I see & hear this every day/night). One car has even ended up through my neighbor's fence. In addition to the increase in population (est. 200-300 additional drivers based on 119 lots), at the suggested entrance/exit this would create harm to the many joggers, walkers, & their animals that travel this every day. Cramming in villas, single-family homes, and multi-family homes into small lots double that risk.

Please also consider the water/sewer runoff to not only Pine Bluff Dr. & Willow Creek Ct., but to the streets immediately past them (at Montague Cir., Hathaway Pl., & Romona Ln.). How can you ensure 119 homes along with the new streets/sewer that go with them will not cause several water/sewer back-ups to those residents along with those in Stafford Place, Stafford Woods, & Navajo Trl., respectively? This is already happening in nearby areas of St. Peters (see development near Home Depot).

There is the old phrase, follow the money. I ask that you please do this before approving any rezoning. The builder paid too much money ($140,000 per acre) and has no other choice but to build & cram in single-family and/or multi-family use homes on smaller than average lots in order to make a profit. This should not be the current citizens of St. Charles problem (nor yours). If you ask any other builder in the county, the Rowles company has/will set a terrible precedent if this is rezoning is approved. Please guarantee that this land will not be used for multi-family use in any way, & single-family homes will not be crammed into 6000-7000 sq ft lots or else my family & I will be forced to move.

Sincerely,

Kent A. Stephens
4103 Stafford Place Ct.
Dear Board:

This is in response to the Revised Applications submitted by Developer, Rowles Company. We are writing to adamantly oppose these requests of the rezoning (RZ20-13) and preliminary plat (PRE20-28) applications at 1101 Dingledine Road.

The Developer is submitting a rezoning plan that is almost a third of its sized lots than the currently zoned R1B representing a minimum lot size of 20,000 square feet. Basically, the Developer’s intent is to change the zoning from R1B to R3B not to build multi-family houses, as mentioned at the November 18th Board meeting, but rather single-family houses with a sufficiently-sized home that would be compatible to the surrounding neighborhood. Unfortunately, the Developer’s representative failed to mention that the proposed side yards are reduced to a space of approximately six feet apart from each other. This is NOT conducive to the surrounding single-family subdivisions. This is the Developer way of manipulating the County’s intent on how the R3B would be used by cramming as many homes in the unsightly, smaller sized lots as possible. In addition, at the November 18th Board meeting, the Board recommended four acres to support the tree preservation and with the Developer reducing the number of lots to 119, does this proposal “fit” in St. Charles County 2030 Master Plan of green space? Doubtful! It is all about how the Developer can be as profitable as possible.

In addition, once the subdivision is complete, the neighbors are left to deal with more traffic on a two-lane road that can barely support the current traffic. With the potential of at least 100 more cars per day, this would lead to a decrease in property values and a significant degradation in traffic flow if you are unable to get to the highway and main roads within a reasonable timeframe. It would be difficult to widen the roads to four lanes since there are residential homes through the entire length of Dingledine Road.

Due to developers, such as Rowles Homes, St. Charles County has these zoning ordinances in place for a reason. Again, we are not objecting to a new subdivision. We would appreciate the Board to maintain a higher standard in a development with a current zoning of 20,000 square foot lots and the characteristics of our community. For these reasons, please reject against these applications.

Thank you,
John and Rose Beckham
65 Oak Springs Court
St. Charles, MO 63304
I object to the rezoning of 1101 dingledine. I live on a street that ends at that farm. One of the reasons we bought our house is because of the fact that we were told that it was in the original owners will that the farm not be sold for 100 years. Multi family residences will bring my house value down as well as the peacefulness of this community. Also turning that beautiful land into just another subdivision packed with buildings is a travesty. Please vote no on their rezoning request.

Thank you-

Debbie Roehl (concerned citizen)
As a longtime resident, I can tell you that everyone I've talked to is against rezoning. It will make the area more congested and bring property values down. We, as a group, would not look favorably on anyone that would vote for rezoning. There would need to be an investigation into the motivation to rezone.

Thank you

Bob Lewis
RE: RZ20-13 and PRE20-28

This is a letter of Opposition for the rezoning and current and past Plats submitted for the Loeffler Farm Trust 1101 Dingledine Road land.

We are in opposition of the proposal to rezone the property from the current low density residential use R1B (20,000 sq min lot) to R3B (multi family residential) and R1E (single family min 7000 min sq ft lot size). We request that the property stay as described in the 2030 St Charles County Master Plan released not long ago and as currently zoned. Please consider this email as our notice of opposition for the planning and zoning commission mtg from both my husband and I. We are directly affected by this change.

Our issues are as follows:

1. Traffic/Safety - Traffic is already busy on Dingledine Rd. The site line coming around the corner where the new outlet is supposed to be accross from at Emerald Woods will add more traffic to an already dangerous corner. We have already lost a couple of mailboxes due to that. Our new concrete apron by the mailbox has been shattered to pieces due to being hit frequently by cars coming around that corner. Adding 2 more outlets from the proposed Kreder Farms subdivision on to Dingledine will cause a lot more traffic to an already busy street.
2. Property values - Our currently large spacious lush green lots vs postage stamp sized lots are bound to decrease our property values. Also see 3 below.
3. Backs of houses facing Dingledine - are not aesthetically pleasing. Not a good representation of our current community. Possible Eye sore?
5. Crime/safety - We appreciate and respect all that the men and women of the Police and Fire Depts do for us but they are already stretched thin. Theft and crime is already on the rise in our area, how will our heroes handle an even greater population? Nightly, now, in our area, we see increasing reports of theft and crime on Ring and Next door. The increasing population will certainly. It help that.
6. Wild life, on a nightly basis we witness families of deer running across the street from the farm. What will happen if the homes on small lots are built? The wildlife will have issues trying to find a path to make it back to their woodland homes every night which may cause an increase of accidents on Dingledine Rd.
7. Possible water & sewer issues with increased use due to increased population with possible rezoning.

Thanks for your time and consideration,

Debbie and John Ferreira

1108 Dingledine Rd
December 15, 2020
Reference: PRE20-28

To whom it may concern at the Planning and Zoning Commission

I am communicating with you about the preliminary plat for Kreder Farms - 1011 Dingedine Road.

Our villa is located at 1307 Pine Bluff Drive, which is adjacent to the northern edge of the property being developed by the Rowles Company.

The topography of the land on the northern part of the farm property slopes downward, is very uneven containing two very deep ravines. The land between the ravines is behind our villa. This is a high point which slopes even further downward toward our home. We have a walkout finished basement. We have never had water in our basement.

Our CONERN is with the re-grading of the land which will possibly take place for the building of the subdivision that rainwater runoff will drain into our basement.

We would like to be advised of the plan for treating the rain water issues and avoiding any flooding of basements in Pine Bluff Villas.

Thank you for your consideration.

James B. and Virginia M. Gerdes
Please please do not agree to the tiny ghetto housing proposal by this developer!! Shame on him for being so inconsiderate of the community!
From: Westhampton Place HOA Treasurer <westhamptonplacetreasurer@gmail.com>
Sent: Tuesday, December 15, 2020 7:11 PM
To: Planning
Cc: Elam, Mike
Subject: Opposition to Dec 16 Rezoning request RZ20-13 and Plat Application No. PRE20-28

From: The Trustees of Westhampton Place
To: St. Charles county Planning and Zoning Commission, planning@sccmo.org
Copy: Mr. Mike Elam, melam@sccmo.org

Subject: Opposition to Dec 16 Rezoning request RZ20-13 and Plat Application No. PRE20-28

We represent the residents of Westhampton Place which borders the Loeffler farm to the southwest. We are writing in opposition to the revised zoning application for the farm at 1101 Dingledine. There was overwhelming community opposition to this plan at the November Planning & Zoning meeting and yet the applicant has only made small changes in the revised proposal, certainly not addressing the core concerns of the residents or the commission. While we expect Rolwes’ attorney to present another seemingly compelling presentation comparing the proposal with the surrounding area using selective data, we ask you keep these items in mind:

- The 2030 master plan for the area calls for lower density residential housing as the appropriate zoning for this area. The applicant has not shown any reason to change the county’s plan.

- Westhampton Place has an interior lot width of over 80 feet. Except for Pine Bluff Village (attached homes), ALL the surrounding neighborhoods have interior lot widths of 75 to over 100 feet. One-third of the lots in Rolwes’ proposal are 62 feet or less in width; clearly deviating from the norm in the area.

- The proposal maximizes building lots by utilizing straight streets and sharp corners rather than the more pleasing curved roads in the surrounding area; this is true even with the attached homes in Pine Bluff Village.

- Traffic is an issue on Dingledine and especially cutting through our neighborhood to proceed westbound on Hwy 94/364. To go west on 94/364, these residents either have to go east to Jungermann through several traffic lights past Walmart or the much easier route to cut through Stonecroft Rd to Kisker Rd often dangerously speeding and blowing through stop signs on the way.

It is clear that Rolwes intends to increase the density of housing to increase profits with little regard for the surrounding residents or the county’s long-term plan. We ask that you oppose this request and keep the zoning for the Loeffler farm unchanged.

Thank you for your consideration,

The Trustees of Westhampton Place
Kelsey Boehle, Jason Casey, Mark Atchley
1349 Bradford Dr

I am opposed to this rezoning request its not much different than the previous request.

Someone should revisit the speed limit on Dingeldine before any other housing development is proposed. Present speed limit is 35 MPH which is not enforced, it should be reduced to 25 MPH.
MINUTES OF REGULAR MEETING

ST. CHARLES COUNTY PLANNING AND ZONING COMMISSION

DATE: DECEMBER 16, 2020
TIME: 7:00 P.M.
PLACE: COUNTY EXECUTIVE BUILDING
300 N. THIRD ST.
THIRD FLOOR COUNCIL CHAMBERS
ST. CHARLES, MO 63301

MEMBERS PRESENT: Tracy Boehmer; Robert McDonald (Via WebEx); Diane Saale; Kevin Cleary; Craig Frahm; Tom Kuhn; Roger Ellis; and Terry Hollander, County Councilman

MEMBERS ABSENT: None

STAFF PRESENT: Robert Myers, Director of Planning and Zoning; Ellie Marr, Senior Planner; Ardita Roark, Associate County Counselor; and Mariza Almstedt, Recording Secretary

SPEAKERS: RZ20-13: Drew Weber, applicant's representative, 200 North Third Street, St. Charles, MO 63301; Richard Brooks, 4028 Emerald Drive, St. Charles, MO 63304; Debbie Ferreira, 1108 Dingledine Road, St. Charles, MO 63304; Mark Atchley, 4388 Westhampton Place Court, St. Charles, MO 63304; Patrick Lynch, 1436 Navaho Trail, St. Charles, MO 63304; James Owen, 4151 Stafford Place Court, St. Charles, MO 63304; Gilbert Ballman, 87 Westhampton View Court, St. Charles, MO 63304; Joyce Loeffler, 7 Harris Drive, St. Peters, MO 63376; and Arnie C. Dienoff, P.O. Box 1535, O'Fallon, MO 63366

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 applications heard during the meeting, which will then be submitted to the St. Charles County Council for their final decision. The vote on preliminary plats is final, unless a plat is denied, in which case the plat would be submitted to the St. Charles County Council for a final decision.
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 REZONING REQUESTS

REZONING REQUEST - 1101 DINGLEDINE ROAD

Application No: RZ20-13  
Property Owner: Marlene C. Loeffler Trust  
Developer: Rowles Company  
Current Zoning: R1B, Single-Family Residential District (20,000 square foot minimum lot size), with Floodway Fringe Overlay District  
Requested Zoning: Requesting to rezone 12.20 acres to R3B, Multi-Family Residential District, and 28.60 acres to R1E, Single-Family Residential District (7,000 square foot minimum lot size)  
2030 Master Plan: Recommends Low-Density Residential Uses (0.25 to 1-acre minimum lot sizes)  
Parcel Size: 40.80 acres  
Location: On the west side of Dingledine Road, approximately 125 feet south of Pine Bluff Drive; near the Cities of St. Peters and Weldon Spring  
County Council District: 7  
Account No.: 534750A000  

Robert Myers, Director of Planning and Zoning stated the Planning and Zoning Commission at its November 18, 2020 reviewed a rezoning application for this same property. Following the public hearing, the Commission voted to recommend denial to the County Council. Based on public feedback, the applicant is returning to the Planning and Zoning Commission with a revised rezoning application which substantially increases the area of single-family zoning and decreases the area of multi-family zoning.

Robert Myers stated he would describe the property as 40 acres and the proposal is to rezone 12 acres multi-family residential district and 29 acres single-family residential district. On the same agenda is a related preliminary plat for the same property. The P&Z Commission recommends rezoning application to the County Council, but this body actually approves plats. If the Commission decides to approve a plat on this agenda, that would be subject to the rezoning request before the County Council.

This 40-acre tract is an island of undeveloped land within a large area of single-family residential subdivisions meaning that the existing land use and zoning contexts bear heightened consideration.

Robert Myers stated he looked back at the zoning history of this property, and found zoning is consistent to what it was in 1973 which had Multi-Family zoning to the North, R1E Single-Family zoning to the East, West and South. Since that time developments have occurred within those zoning districts to leave this an island. Pine Bluff Villas development was built in North in the Multi-Family zoning district in 2000, Stafford Place in 1983, Emerald Woods in 1977, and Shenandoah Place in 1977. Across
Dingledine Road, Emerald Woods is zoned R1E, Single-Family Residential but developed at a larger minimum size. To the North in Multi-Family district, they developed a small single-family residential development and to the South in R1E zoning, they developed Single-Family subdivision and to the west the same.

The developer is looking at 12 acres of Multi-Family zoning that adjoins that existing Multi-Family zoning and the remainder of that tract, they are requesting R1E Single-Family residential zoning that would be the same zoning to east, south and west. There isn’t a single uniform development pattern in this entire area. A variety is offered.

The 2030 Master Plan recommends “Low Density Residential” land uses for the entire area with 1 to 4 dwellings per acre. Although the 2030 Master Plan does indicate that “lot sizes in these [Low Density Residential] areas can vary from approximately 0.25 acre to 1 acre” (Page 9.2) and that applicable zoning districts for Low Density Residential land uses are R1A through R1D (Page 8.14), the Master Plan R1D zoning would be inconsistent with prevailing zoning patterns. Additionally, the Master Plan does not dictate zoning districts. Low density designation has been in place since 2003. Consideration is whether you are looking for compatible zoning with surrounding development or believe this should remain an island of R1B Zoning.

County staff recommends that the Planning and Zoning Commission recommend approval of this zoning map amendment.

There being no questions for staff, Chairman Ellis asked the applicant to come forward.

Drew Weber the Applicant’s representative was sworn in. Mr. Weber stated after the last meeting in November, he spoke to several neighbors from Stafford Place to the South and got feedback from them. A slide presentation comparing the original plan to the revised plan was reviewed. Mr. Weber reiterated that Kreder Farms will consist solely of single-family homes and not multi-family dwellings. The neighbors whom Mr. Weber spoke with said they wanted larger lots, so the ratio of R1E zoning which is 7000 square foot minimum and R3B which has a 4000 square foot minimum was flipped to increase the lot sizes.

Mr. Weber pointed out that in the Surrounding Land Use Map that every subdivision that touches this one is zoned R1E or R3B except in the southwest where there is a corner that touches a R1D zoning just 10,000 square foot minimum. None of these other subdivisions touching is R1B. They are all R1E even in Emerald Woods to the east with larger lot sizes. From the northeast or northwest of these properties, R3B subdivisions are Single-Family subdivisions. That fits with the future land use map calling for low-density housing on this property of 1 – 4 dwellings per acre.

Mr. Weber also compared how many lots there would be between 7,000 – 8,000 square foot; 8,000 – 9,000 square foot; 9,000 - 10,000 square foot and 10,000 square foot in the R1E and R3B zoning districts. He explained after the November Planning & Zoning Committee meeting, the original subdivision plan was revised. The differences between the original and revised plans were discussed. He also explained how the new proposal would fit in Emerald Woods, Cambridge Crossing, Stafford Place, Westhampton Place, Shenandoah Park, Nottingham Forest, Pine Bluff subdivisions focusing on their zoning district, average home size, lot size, lot width, number of homes per acre, and average price of home.

Mr. Weber stated a number of homeowners expressed concern about the impact of 19 new homes would have on Castlio Elementary and Bryan Middle School. Per the State of Missouri Department of Education’s Building Demographic Data, the enrolment at Castlio Elementary School for the years
1991-2020 has shown a steady decline from a high of 1,499 students in 1995 to 841 students in 2020. The student enrollment at Bryan Middle School peaked in 2005 with 1,090 students to its current enrollment in 2020 with 812 students. The addition of 19 homes will not impact either school and has a capacity for additional students.

Mr. Weber stated the 2030 Master Plan provides for housing between 1-4 units per acre on the property and Kreder Farms will have 2.9 homes per acre. The housing density is similar to neighboring subdivisions except for Emerald Woods and every single-family subdivision adjacent to Kreder Farms is zoned R1E or R3B with the exception of Westhampton. The proposed lot width and lot size is similar to each neighboring subdivision except for Emerald Woods. Some of the proposed house sizes for Kreder Farms are larger than several of the neighboring subdivisions.

Chairman Ellis asked if there were any questions for the applicant.

Tom Kuhn stated that every house has a 7-foot side yard, therefore, how far is it between 2 houses, about 14 feet?

Mr. Weber answered in the affirmative and added that is the County’s requirement in the R1E zoning district which is the minimum.

There being no further questions for the applicant, Chairman Ellis opened the public hearing and asked if there was anyone in the audience who wished to speak regarding this application.

Mark Atchley was sworn in. Mr. Atchley stated he is a Trustee of Westhampton Place which is the neighborhood to the southwest and emphasized the lot width is significant. He is also concerned about the higher density on the northern half of R3B zoning district where narrow lots are jammed together. He does not see the proposed plat consistent with low density.

Joyce Loeffler Reitmeyer was sworn in. Ms. Reitmeyer stated she spoke to several Emerald Woods neighbors about November’s Planning and Zoning meeting. Ms. Reitmeyer told the Commission what her mother, Marlene Katherine Kreder Loeffler what her life was like living at her home on Dingledine Road. Living right across from Emerald Woods, she had lights facing her living room every day, had cars hit her mailbox often, gave up her property to widen Dingledine Road, contend with utility companies on her property and realtors asking her to sell her land.

Richard Brooks was sworn in. Mr. Brooks presented a short video in opposition to RZ20-13 highlighting traffic concerns, student-teacher ratios at Castlio Elementary School, process for sending out Planning & Zoning landowner notification letters.

James Owen was sworn in. Mr. Owen stated his main issue is with R3B zoning and questioned why Mr. Weber did not show any R3B pictures when the 2030 Master Plan defines “housing units” as multi-story, apartments, condominiums or townhomes. He asked what guarantees homeowners have that apartments would not be built on the property. He asked the Planning & Zoning Commission to deny this rezoning request.

Craig Frahm asked Mr. Owen what should be done with the property.

Mr. Owen stated the County should buy the property and make it into a park.

Craig Frahm stated he should attend a County Council meeting and tell them that and vote against R3B zoning.
Debbie Ferreira was sworn in. Mrs. Ferreira stated she understands how Ms. Reitmeyer felt about her mom’s experience not respecting her property and offered her condolences. She also stated that larger homes are needed to more commensurate with the neighborhood and maintaining the architecture of the area. She questioned why Mr. Weber does not state why the original plan can’t be done the way it was originally zoned. She commented there is a big difference between 9000 square foot and an ½ acre lot. She also stated Cambridge Crossing homeowners did not receive notification letters.

Arnie C. Dienoff was sworn in. Mr. Dienoff stated that notification of letters has to be a matter of public record as it is being discussed frequently at hearings. He asked for the Commission, Planning & Zoning Director and staff be transparent and provide a notification list with the person’s name and address in Planning & Zoning packets as do in the Cities of O’Fallon, St. Charles and Wentzville. He requested this be discusses at the end of the meeting. Mr. Dienoff stated he doesn’t see much of a change from last month’s plan and the homeowners care about their neighborhoods and traffic. He requested the Commission to deny R3B multi-family zoning and make it all single family RIE zoning and to ask for a guarantee that this will not become a multi-family development. He asked that conditions be placed on this rezoning to require a minimum lot size of 10,000 square feet, and a minimum lot width of 70 – 72 ½ feet.

Gilbert Ballman was sworn in. Mr. Ballman stated he is concerned about R3B zoning and traffic. He lives off of Stonecroft and already has issues dealing with traffic with the only way out is Dingledine. He feels 200 more cars will compound the problem.

There being no further audience speakers, the Chairman closed the public hearing.

Chairman Ellis asked the applicant if he wished to come back to the podium.

Mr. Weber came back to the podium. Craig Frahm asked Mr. Weber if he would like to address any concerns that were presented.

Mr. Weber said he would like to address the comments about appropriateness of lots in R3B zoning. The 62-foot width lot in R3B area up to the north will be adjacent to a subdivision that will have 40 – 50 square foot lots and in the northwest, there is a subdivision that has 65-foot width lots. The property is in compliance with neighboring subdivisions. The southern portion has 80 foot lots with the exception of Emerald Woods. That subdivision is not the comparison, the others are. Mr. Weber stated he has heard several people express a concern for pulling a fast one and put apartments in R3B. He explained that is why a preliminary plat is being presented at the same time to show homeowners what is being proposed. If that happened, that would require a return to a Planning & Zoning Commission meeting.

Kevin Cleary asked Mr. Drew asked why it isn't all RIE and make everyone happy. The lot size would have to be a minimum width and would not have a great difference in number of lots.

Mr. Weber stated there would be a difference in the number of lots.

Kevin Cleary asked how many.

Mr. Weber said he was not sure of the number, but it’s allowed by the County Code and with subdivisions in the northeast and northwest to have single homes in R3B zoning. That is what is predominant from northern part of the property.

Kevin Cleary stated he didn’t think it was a matter of being consistent with what’s there because it’s not consistent with itself. That’s where the inconsistency is.
Mr. Weber stated he did not follow.

Kevin Cleary stated it's a change of making a transition but the property itself isn't consistent with one type of zoning.

Mr. Weber stated in zoning efforts are made in transitioning between different densities of districts and developments and all of this will be developed at the same time. The area closer to Dingledine will be built first but will be developed at the same time.

Chairman Ellis asked if there were any further questions.

Terry Hollander stated from listening to people speak, there is a concern for the word multi-family and doesn't believe it can be done. He thinks once the plat is approved, it can't be changed and reversed to apartments. That would require a visit back to the Planning & Zoning Commission. He asked Robert Myers if that could be done.

Robert Myers stated he has never seen a reversal done after an approval has been made by the Planning & Zoning Commission. If they opted to build apartments they would have to come back with a brand-new plat.

There being no further discussion from the commission, Chairman Ellis asked for a motion to approve Application RZ20-13.

Craig Frahm made a motion to recommend approval, and Tracy Boehmer seconded the motion.

The vote on the motion was as follows:

<table>
<thead>
<tr>
<th></th>
<th>- Yes</th>
<th>Tom Kuhn</th>
<th>- No</th>
<th>Roger Ellis</th>
<th>- Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Diane Saale</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tracy Boehmer</td>
<td>- Yes</td>
<td>Terry Hollander</td>
<td>- Yes</td>
<td>Kevin Cleary</td>
<td>- Yes</td>
</tr>
<tr>
<td>Craig Frahm</td>
<td></td>
<td>Robert McDonald</td>
<td>- Abstain</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Application No. RZ20-13 was recommended for APPROVAL.

The Vote count was 6 Yeas, 1 Nay and 1 Abstention.