DATE: December 22, 2020

TO: Steve Ehlmann, County Executive
    Joann Leykam, Director of Administration

CC: Rory O’Sullivan, Acting County Counselor
    Donna Vogt, County Council

FROM: Michael Hurlbert, Director of Community Development

RE: Item for January 11, 2021 County Council Meeting

The Community Development Department is submitting the following item for the January 11, 2021 County Council Agenda.

BILL FOR INTRODUCTION:

1) Planning and Zoning Commission recommends Approval

REZONING REQUEST - SOUTH HIGHWAY 94

Application No: RZ20-14
Property Owner: Beyond The Trail RV Park, LLC
Current Zoning: A, Agricultural District, with Floodway and Floodway Fringe Overlay Districts
Requested Zoning: PR, Park Recreational District, with Floodway and Floodway Fringe Overlay Districts
2030 Master Plan: Recommends agricultural and recreational land uses
Parcel Size: 2.89 acres
Location: On the east side of Highway 94 South and east of the Katy Trail; approximately 100 feet south of Walnut Springs Road
County Council District: 2
Account Nos.: T201200001 and T201200002
APPLICATION RZ20-14

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CONTENTS:

➢ Synopsis
➢ Staff Recommendation
➢ Photo(s) of Site
➢ Aerial Photo
➢ Surrounding Zoning Map
➢ Future Land Use Map
➢ Letters received
  ◆ Written Protest - Kamphoefner Farms LP
  ◆ Written Protest - Joann Palmer Family Living Trust
  ◆ Written Protest - Augusta Country LP
➢ Planning and Zoning Commission minutes from the December 16, 2020 meeting
December 22, 2020

This communication summarizes the following bill to be introduced at the January 11, 2021 County Council meeting:

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Approval of this bill would rezone a 2.89-acre parcel of land from A, Agricultural District to PR, Park Recreational District. The applicant proposes to expand an existing, adjoining campground for about 20 additional recreational vehicles, and to do so would require either a conditional use permit under the existing zoning or rezoning to PR, Park Recreational District. The applicant has chosen the latter option. Rezoning the expansion area would allow campgrounds as a permissive use. Access to the property is by a driveway through a commercially zoned property (Good News Brewing Company) and crossing the Katy Trail. The Missouri Department of Natural Resources (DNR) has previously granted approval to cross the Katy Trail to access the applicant’s existing, adjoining campground. Additionally, the expanded campground would also have an access from Darst Bottom Road via a 24-foot wide gravel driveway.

The 2030 Master Plan recommends agricultural uses for the property with recreational uses secondarily. The proposed PR District zoning would conform to that Master Plan recommendation.

All issues regarding floodplain development would be addressed when permits for the site plan and building permits are processed. This will include a plan to move recreational vehicles from the property in advance of Missouri River flooding.

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

<table>
<thead>
<tr>
<th>Speakers:</th>
<th>Support</th>
<th>Opposed</th>
<th>Concerns</th>
</tr>
</thead>
<tbody>
<tr>
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<table>
<thead>
<tr>
<th>Letters on file:</th>
<th>Support</th>
<th>Opposed</th>
<th>Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>3</td>
<td>0</td>
<td></td>
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</tbody>
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Having conducted the public hearing, the Planning & Zoning Commission voted as follows:

8 Approval 0 Denial 0 Abstentions
Recommendation:

The Planning and Zoning Commission recommends that the 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 and Zoning Commission

Prepared by: Mark E. Price Jr. AICP, CFM

Application No.: RZ20-000014

Date: December 8, 2020

BACKGROUND

Property Owner: Beyond the Trail RV Park, LLC

Applicant: Bax Engineering Company, Inc. Mike Noe

Requested Action: To rezone land from A, Agricultural District (5 acre minimum lot size) with Floodway Fringe and Floodway Overlay Districts; to PR, Park Recreational District, with Floodway Fringe and Floodway Overlay Districts

Location: 2880 Highway 94 South, Approximately 100 feet south of Walnut Springs Road and 250 east of Hwy 94 South in Defiance

Rezoning Area: 2.89 Acres

Current Land Use: Agricultural (cultivation)

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>PR, Park Recreational District, with Floodway Fringe Overlay District</td>
<td>Recreational (RV park)</td>
</tr>
<tr>
<td>South</td>
<td>A, Agricultural District, with Floodway Fringe and Floodway Overlay Districts</td>
<td>Agricultural (cultivation)</td>
</tr>
<tr>
<td>East</td>
<td>A, Agricultural District, with Floodway Fringe and Floodway Overlay Districts</td>
<td>Agricultural (cultivation)</td>
</tr>
<tr>
<td>West</td>
<td>C2, General Commercial District, with Floodway Fringe Overlay District; and A, Agricultural District with Floodway Fringe Overlay District</td>
<td>Commercial (parking) and Agricultural (cultivation); borders the Katy Trail State Park</td>
</tr>
</tbody>
</table>

Year 2030 Plan: recommends future Agricultural and Floodplain uses, including agriculture and conservation primarily; and recreational uses secondarily.

Zoning History: This property has been zoned A, Agricultural District, since the inception of zoning in 1959. In 1999, the Floodway Fringe Overlay District was added with the adoption of the Unified Development Ordinance.

Public Services: County Council District 2 – Joe Brazil

School District – R3, Francis Howell School District

Fire District – Augusta Fire District
Utilities:
Water – Public Water Supply #2
Sewer – Private Sewage Disposal System

ANALYSIS

The applicant proposes to expand an existing, adjoining campground for about 20 additional recreational vehicles, and to do so would require either a conditional use permit under the existing zoning or rezoning to PR, Park Recreational District. The applicant has chosen the latter option. Rezoning the expansion area would allow campgrounds as a permissive use.

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RECOMMENDATION

The Planning and Zoning Division recommends that the Planning and Zoning Commission recommend that the County Council approve this rezoning application.