# REZONING RZ20-13

## REZONING REQUEST - 1101 DINGLEDINE ROAD (REVISED APPLICATION)

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

To: County Planning & Zoning Commission  
Prepared by: Karen Hutchins, MCP  
Application No: RZ20-13  
Date: February 9, 2021

BACKGROUND

Property Owner: Marlene C. Loeffler Trust  
Applicant: The Rowles Company  
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 Dingledine Road; on the west side of Dingledine 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>
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<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
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<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>
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<tr>
<td>South</td>
<td>R1E, Single Family Residential District</td>
<td>Single-Family Residential (Stafford Place Subdivision)</td>
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<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>
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2030 Master Plan: Recommends Low Density Residential land uses (1-4 dwellings per acre)

Public Services: County Council District 7 - John White  
School District – Francis Howell School District  
Fire District – Cottleville Fire District

Utilities: Water – Missouri American Water  
Sewer - Duckett Creek Sewer System
This zoning map amendment application (RZ20 -13) was reviewed at the December 16, 2020 Planning and Zoning Commission meeting, at which the Commission forwarded the application to the County Council with a recommendation. The same application is being rescheduled for the February 17, 2021 Planning and Zoning Commission meeting for a new public hearing. The applicant has made no changes to the rezoning request reviewed at the December 16 meeting. The reason for holding a new public hearing is that property owner notification for the December 16 public hearing has been determined to have been insufficient. This was due to use of new mapping software which exported addresses incorrectly. The problem has been identified and is being addressed by the County’s Information Systems Department.

The Preliminary Plat approved by the Planning and Zoning Commission on December 16, 2020 remains approved, subject to County Council approval of the rezoning application. Consequently, the Preliminary Plat will not be reviewed at the February 17, 2021 Commission meeting. The related preliminary plat for this property proposes 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.

REZONING ANALYSIS

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 Dingedine 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 a gross 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 Dingedine Road – Northeast View
RZ20-13 - Zoning
RZ20-13 - Future Land Use
RZ20-13 – Notification Area Map
I am writing to request that St County purchase this land and turn it into a park for greenspace. This would be good environmentally and also help keep the increased flow of traffic down that a subdivision would bring. Dingedine already has a high flow of traffic secondary to subdivisions and elementary school on it.

Please consider this!

Thank you,
Barb Fresenburg, a nature lover
I’m writing on behalf of my family that lives in the Shenandoah Neighborhood. My house looks out over the acreage that is being requested for development. I am firmly against this request! We specifically bought this house for the view out of our front window, our children play in the woods and the creek. There is wildlife such as deer and turkey that live in those fields and woods that we enjoy watching every morning and evening. Please consider our position on this issue.

Mike Rizzo
Elite Properties LLC
Project Manager
Cell: 314-575-7478
Email: mrizzo@epstl.com
I am a resident that lives off of Dingledine Road. I'm written to support the Loeffler Farm be developed into a park, similar to the Kisker Veterans park. Dingledine road and our area are not able to handle additional traffic. Stonecroft was developed taking all grass land between Dingledine and Kisker.

As a resident of St. Charles County I ask that you support the residence of this area and push for a park on the recently sold Loeffler Farm grounds.

Marcia Holleran
1 Castlio Ct.
St. Charles, MO 63304
We are homeowners at 4333 Westhampton Place Circle which is within 1,000 feet of a development planned by Hamilton Weber, LLC and Rowles Company on Dingledine Road. We are very much opposed to the proposed rezoning to include multi-family and other high density housing. Stonecroft Drive runs through our subdivision [Westhampton Place] from Dingledine to Kisker and it is already overused as a cut through by residents along the Dingledine corridor which creates a significant traffic hazard in our residential subdivision. The high density for the proposed subdivision will add significantly to the already hazardous traffic on Stonecroft and through our neighborhood.

PLEASE DO NOT APPROVE THIS REZONING.

Thank you,
Jeffry Clapp
Janice Clapp
4333 Westhampton Place Circle
St. Charles, MO 63304
From: catherinesully@aol.com
To: Planning
Cc: jpsatlanta@aol.com
Subject: Opposition to Application #RZ20-13
Date: Sunday, February 7, 2021 11:23:09 AM

Dear Sir or Madam,

We are writing to express our opposition to the proposed rezoning of the property owned by the Marlene C Loeffler Trust located on the west side of Dingledine Road, between Pine Bluff Drive and Stafford Place Court. We live in the Westhampton Place/Stonecroft neighborhood and feel the proposed multi-family residential development would be detrimental to this area. We are concerned the increased car and school bus traffic on Dingledine Road and increased traffic though our neighborhood would be dangerous to not only existing drivers but to pedestrians as well. Additionally, the increase in students from a multi-family development would put a strain on our public schools in this area. Lastly, we are most concerned about the property values decreasing with this type of development nestled among single family neighborhoods.

In closing, we feel the best and only option for this property would be to keep it as a single-family residential district. Thank you for your consideration of this matter.

Best Regards,
Catherine and Joseph Sullivan
80 Westhampton View Court
St Charles, MO  63304
Regarding application RZ20-13

I am adamantly against this proposed zoning change. The inclusion of so many individual homes, coupled with "multi-residential" homes is not appropriate for this area. Dingledine Rd. is not constructed to be able to handle so much additional traffic. It is difficult to enter Dingledine at times because of its winding nature and I envision more issues with such an increase in volume with this proposed change in zoning.

I have attempted to locate specific information regarding what "multi-residences" would include, but this is not an area that needs this kind of construction. I have also been unable to locate specific information regarding the impact on the local school or school district. This is another concern that needs to be considered.

There is little green space in this area. We do not need to lose this area to more development.

Again, I am against this proposed zoning change.

Barbara Easley, registered voter and home owner
1294 Pine Bluff Dr., St. Charles, MO 63304
6362441016
barbeasley27@gmail.com
To whom it may concern:

This letter is being written to oppose the request to rezone 30.30 acres to R3B, Multi-Family Residential District and 10.50 acres to RIE, Single Family Residential District (7,000 square foot minimum lot size). The property already has current zoning of RIB Single Family Residential District (20,000) square foot minimum lot size.

This requested zoning change will adversely impact property values in both Stafford Place and Emerald Woods along with other adjacent properties. This land on Dingledine is a beautiful and picturesque piece of property and should not be rezoned into a Multi Family District, nor should the lots be zoned smaller than 20,000 square feet. The development of this piece of property should reflect the property of its neighbors. Multi Family Housing and reduced lot size in Single Family Housing do not and I repeat do not reflect or mirror the existing homes in adjacent properties.

This property should align directly with what the masterplan recommends which is low-density residential uses (1-4 dwellings per acre).

Please do not rezone this beautiful piece of land as the Rowles Company has requested. This would be such a disservice to the St. Charles County residents who live nearby.

Thank you.

Best Regards,
Randy & Laura Van Iseghem
4148 Stafford Place Court
St. Charles, Mo 63304
From: DARU C Morrell
To: Planning
Subject: Loeffler farm
Date: Tuesday, February 9, 2021 9:05:30 AM

Our names are Daru and Harry Morrell. We are TOTALLY against the zoning change for the Loeffler farm on Dingledine. The roads are not designed for this much traffic, It brings more crimes such as car thefts etc. with the more traffic. The Master zoning plan did not call for this many lots to be utilized. The services around such as Libraries etc. are not equipped to handle this many more population. The schools zoned for this area are already at Max capacity- and with all the commercially zoned apartment complexes the schools are bursting at seams. Not to mention the wildlife in the area. Please do NOT allow this to continue with more homes then the Master plan allows for. And many of us were not notified to try to block this more than one attempt to push through.

Daru and Harry Morrell

4355 Westhampton Place Ct.

Saint Charles, mo. 63304
Hello, I would like to request that the planning and zoning committee decline the request to change the current R1B, single family homes and decline the change to R1E. New zoning would create even more traffic which is already at a premium with the current housing. The new development will add enough stress without making it multi-family.

I am also concerned about water run off. I live at the bottom of Stafford Place Court which will back up to the new development. The drainage will definitely have to be controlled.

The third concern would be the impact it would have on the Francis Howell School District. The school district is already struggling due to lack of a passage of a tax levy.

The optimum use of the land would be to be a green space.
February 11, 2021

To: Planning and Zoning Commission Members  
CC: John White, County Councilman  
Subject: Rezoning request – 1101 Dingedline Road (Revised Application), Application No. RZ20-13

We continue to oppose the subject rezoning request. In this letter we have presented our reasons in the form of rebuttals to the rezoning analysis statements made by the Planning and Zoning staff in support of approval. The statements are presented individually, followed by our reasons as to why the statement is incorrect or grossly misleading.

Rezoning Analysis Statement:
“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 a gross 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.”

Planning and Zoning staff continue to use the wrong density computation (“gross” density) in evaluating compliance with the 2030 Master Plan low-density housing criteria. The Master Plan defines low-density single-family housing by three criteria: (1.) R1D or higher zoning, (2.) 0.25 acre minimum lot size, and (3.) 1 to 4 dwellings per acre density. These all consistently define low-density housing in terms that result in lot sizes of approximately 10,000 square feet or larger. Unfortunately, the Master Plan does not provide a specific definition as to how the density for the third criteria should be computed. However, the context of Master Plan Chapters 8 and 9, which address future land use, clearly implies that the referenced density should be “lot area” density, not “gross” density.

“Lot area” density is computed by dividing the number of dwellings by the area only occupied by the lots. “Gross” density is based on the entire area of the development, including street right-of-ways and common ground (detention and retention basins, floodways, etc.). There is another section of the Master Plan, Chapter 6, Land Use, that uses “gross” density. This appears to have been chosen for convenience in collecting and analyzing existing land use data. There is a specific definition of that density computation in the Appendix to Chapter 6, but that definition apparently doesn’t apply to other parts of the Master Plan. There are also at least two other different definitions of density in the Unified Development Ordinance that differ with respect to what parts of the development area are included or excluded in the density calculation. Bottom line is that there is no “fits all” way of computing density that is appropriate for every application.

If you compute density using the correct “lot area” method that is applicable to Chapters 8 and 9, the Kreder Farms proposal for Dingedline does not even come close to meeting Master Plan low-density residential housing requirements. The incorrect “gross” density method produces a result that is completely inconsistent with the three low-density criteria in Chapters 8 and 9, in that it allows much smaller lot sizes to satisfy the Master Plan 1 to 4 dwellings per acre requirement. In fact, it makes the density requirement so loose that it is almost impossible to design a single-family development that does not meet the density requirement. This situation is summarized in the following table which compares Master Plan low-density housing criteria with the Kreder Farms plat data, including dwelling density computed by both the “lot area” and “gross” density methods.

| Kreder Farms Non-Compliance with 2030 Master Plan Low-Density Residential Requirements |
|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------|
| **2030 Master Plan Low-Density Housing Requirements** | **Kreder Farms** | **R1E/R3B** |
| Zoning R1D or larger  (10000 sq. ft. minimum lot size) | 0.25 acre minimum lot size  (10890 sq. ft.) | 0.16 acre  (7010 sq. ft.) |
| 1 to 4 homes/acre  (10890 sq. ft. min. average lot size) | 4.8 homes/acre  (lot area density) | 2.9 homes/acre  (Using improper gross density) |

You can see in this table the drastic difference in results from the two density computation methods and how inconsistent the “gross” density method is with the Master Plan low-density requirements. To further illustrate how ridiculous the use of the “gross” density computation method is for this application, the Kreder Farms proposal could increase the lot count to 163 homes and reduce the average lot size to 6557 sq. ft. and still meet the Master Plan 1 to 4 homes per acre criteria.

Rezoning Analysis Statement:
“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.”
First, why is “prevailing zoning” given precedence over implementation of Master Plan recommendations? This seems to imply that the Master Plan recommendations do not really matter if there is some excuse to do otherwise.

Second, this statement recognizes that the proposed development does not meet the first two Master Plan “low-density” criteria. This admits that there is at least a partial non-compliance issue here.

Third, the prevailing zoning designations do not reflect the actual prevailing housing lot density in the area. These zoning designations are extremely misleading since the surrounding single-family housing has average lot sizes more than 50% larger than the planned Kreder plat. This disparity is illustrated in the following chart comparing average lot sizes.

Looking at the zoning designations by themselves hides the developer’s intent to significantly increase lot density beyond what is in the area.

Rezoning Analysis Statement:

“Additionally, the Master Plan does not dictate zoning districts.”

We frankly do not understand this statement. Maybe the ordinances don’t give the Master Plan the ability to mandate zonings but it obviously recommends using R1D zoning or above in areas where low-density housing is recommended. This is a silly argument in our opinion.

Summary and Conclusions

We have made the following points:

1. Planning and Zoning Division is using the wrong density in evaluating conformance with the 2030 Master Plan
2. Using the incorrect “gross” density makes the 1 to 4 dwellings per acre low-density criteria a meaningless test for meeting the Master Plan recommendations (everything passes!).
3. 2030 Master Plan recommendations should have precedence over the “prevailing zoning” justification.
4. Prevailing zoning designations do not reflect prevailing lot density in the area.
5. Rowles proposal has significantly smaller average lot sizes relative to existing surrounding single-family housing (over 50% larger).

In the absence of any other extenuating circumstances, we believe that St. Charles County government should strive to achieve Master Plan requirements and to preserve the character of our neighborhoods, not fight against them. It should not be the County’s objective to see how many houses they can jam into the area.

Thank you for your consideration,

Charles and Donna Baur
38 Oak Springs Ct. (Emerald Woods subdivision)
St. Charles, MO 63304
636-441-4731
Hello,

I am in strong opposition to the proposed rezoning of the noted farm for the following reasons:

1. It is not congruent with the low density master plan.
2. The traffic on Dingledine is already overloaded.
3. It is already dangerous to use the sidewalks or cross Dingledine Road as vehicles are frequently driving 45-50 mph.
4. It is already dangerous for homeowners to enter Dingledine Road due to the high density of traffic exceeding the speed limit.
5. The traffic noise is already unbearable for those of us who live within a block of Dingledine Road.

I am appalled at the apparent attempt to ramrod approval of the zoning change without proper notification to homeowners.

Right or wrong, that in itself is indicative that those that want the rezoning change do not care about the homeowners and do not plan to live anywhere near Dingledine Road.

By doing what was attempted has backfired. Instead of moving forward with the existing zoning for new homes, the perception is that greed overtook following the rules and desires of the community. Shame on anyone who is in favor of the proposed rezoning.

It is all about the money. I get it. Rowles can make much more money with high density housing. That's great, just do it in a community that has already approved such a plan. Don't try and rewrite what is already on the books for this farm.

Because of what was attempted, I am now against any homebuilding on the farm and only support the farm being turned into greenspace, or retained as a farm, to preserve the LAST piece of open space on Dingledine Road.

I respectively ask those who are making the decision on the zoning change to listen to the people who not only live within 1,000 feet of the farm, but all of the homeowners in subdivisions connected to Dingledine Road by voting no to the proposed zoning change.

A question for another day: Why only notify homeowners within 1,000 feet when all subdivisions along Dingledine Road are affected? Maybe that rule needs to be challenged and changed?

Should the proposed zoning change be approved, we the homeowners may have a class action lawsuit option.

Please listen to the homeowners affected by your decision.

Thank you,

Victor Baruzzini
5 Willow Creek Ct,
St Charles, MO 63304
Good evening,

We are writing in response to zoning application number RZ20-13. As homeowners located within 1000 feet of the development in question, we are writing to express our desire for the Board to deny the rezoning request proposed by the Rowles Company.

Our home (4113 Stonecroft Drive in the Westhampton/Stonecroft Subdivision) is already exposed to a large amount of traffic from developments off of Dingledine Road that routinely use our street to cut through to Kisker road. The new development raises concerns of increased traffic as is and rezoning for smaller lot sizes and more homes will only further exacerbate the problem. Road traffic on Stonecroft Dr. creates noise, congestion, and safety concerns as cars routinely use and often speed through the street. We even had a neighbor move shortly after settling in the neighborhood citing street through traffic as their main reason for relocating. Again, we ask that these traffic concerns be considered as there are no other direct routes to Kisker Road with exception of Towers Road.

If our HOA were to approve installation of a gate for our neighborhood to mitigate the cross-through traffic, we may reconsider. If we can expound on our concerns for the board, feel free to contact us via email or phone at 813-245-2493.

Thank you for your consideration of our request to deny the rezoning request in question.

Best,
Andrew and Natalie Dawdy
4113 Stonecroft Dr.
813-245-2493
Thank you for recognizing and correcting one issue by resending the letters of notification to the correct neighborhoods this round and bringing this back for re-evaluation.

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. Before the lawyer states it YES we understand that they are claiming that they are only building single family homes but we do not trust that if rezoned R3B they will never build multi family homes there. Once rezoned multifamily we have no recourse to oppose multifamily housing being built there. They could sell off that portion and the buyer could build multifamily homes there. Our only guarantee would be to have zoning for single family homes only.

2. The first issue deals with them picking and choosing which zoning laws they want to follow. The builder wanted to zone a portion as R3B, which would allow them to build smaller lots, and fit more homes.

R1E (single family zoning with >7000ft lot size) has a minimum lot width of 70ft, and the side yards must have at least 7ft between the building and the edge of the property. (R1E=75% of the property)

R3B (multifamily zoning with >4000ft lot size) has a minimum lot width of 54ft and the side yards must have at least 10ft between the building and the edge of the property. (R3B=25% of the property) (also allows for single family houses to be used)

Zoning Requirements For R3B (Scroll down to section D) 3. “Minimum side yard. Ten (10) feet from the external limits of the development site. See screen print below, the plat is listing min side yard 7 instead on 10 ft for R3B.
On the R3B section, they are getting away with using the laws from R3B in regards to the lot size 54ft min, but instead of the 10ft side yards being required, they are stating that since they are "single family" they get to follow R1E laws!

3. Traffic/Safety - During the Loeffler presentation her daughter even stated how dangerous that intersection was in her mothers/their families opinion and that they were afraid to be out in the yard or even get the mail for fear of getting hit. At one of the previous Planning and Zoning meetings one of your members attested to the traffic on Dingledine on his way into work in the am. We are requesting a traffic study be done for that intersection. 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.

4. Our Stafford Ct neighbors expressed great concern of being a pass through for cars exiting Loeffler property and turning right and using their street as a pass through to avoid backed up traffic on Dingledine. They have currently have concerns over their children’s safety on their streets because currently the speed limit is not being followed and they are lucky if they get a rolling stop at current stop signs. Adding this new traffic would only cause their issues to be more worrisome.

5. Over crowding in schools - Issue with over capacity for an already over taxed Francis Howell School District - Castilio Elementary School, Bryan middle school and Francis Howell High School. On Feb 5, in a stltoday.com article, FH School district announced layoffs. A quote from that article - “ "We ask teachers to show up for kids this year, to put themselves at risk, and their reward for doing so is a year of losing their job, or huge class sizes next year that will make them less effective on their job."

Parks said she typically teaches about 150 students a semester, but this past fall she taught about 192.” Link to hat article: https://www.stltoday.com/news/local/education/francis-howell-school-district-approves-modified-plan-to-cut-teaching-positions-save-5-million/article_e9bdefeb-7c1b-5ae7-924b-d8f49eb1c45c.html

6. 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 not help that.

7. Pine Bluffs neighbors expressed concern over grading issues causing possible flooding of their homes basements.

8. Possible water & sewer issues with increased use due to increased population with rezoning.

9. Backs of houses facing Dingledine - are not aesthetically pleasing. Not a good representation of our current community. Possible Eye sore?

Could you please reply back to acknowledge receipt of our letter?

Thanks for your time and consideration,

Debbie and John Ferreira
1108 Dingledine Rd
I am writing to oppose/protest the 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). The property already has current zoning of R1B, Single-Family Residential District (20,000) square foot minimum lot size with Floodway Fringe Overlay District.

This requested zoning change will adversely impact property values in all surrounding areas, especially those located in Emerald Woods, Stafford Place Plats 1 & 2, Stafford Estates & Westhampton, Cambridge Crossing and Pine Bluffs, just to name a few, along with adversely impacting the property itself. The 2030 Master Plan from St. Charles County calls for this property to be Low Density Residential Uses (1-4 Dwelling per acre) 40.80 acres. The Planning and Zoning Commission must adhere to the Master Plan. The science and study of this property states Low Density Residential Uses. To do anything else would be to destroy the property and not adhere to the requests of those that live near this property. This land on Dingledine is a beautiful and picturesque piece of land and should not be rezoned into a multi-family district, now should the lots be zoned smaller than 20,000 square feet. The development of this piece of property should reflect the property of its neighbors. Multi-family housing and reduced lot size in Single Family Housing do not and I repeat, do not reflect or mirror the existing homes in the adjacent properties.

Please do not rezone this beautiful piece of land as the Rowles Company has request. This would be such a disservice to the St. Charles County residents who live nearby. This property should remain as zoned as R1B.

Thank-you,

Sheryl & Dan Moriarty
4156 Stafford Place Court
St. Charles, MO  63304
I live on Stafford Woods Court and wish to register my opposition to changes to the current zoning of the Loeffler Property. Of greatest concern is the request for Multi-Family Units and the small (7000 sq ft) lot size for Single Family Residences. I understand it is not economically feasible that it remain as farm ground or left as undeveloped green space, therefore it was inevitable that it be developed as residential.

Traffic on Dingledine Road is already an issue. Turning onto or crossing Dingledine can be difficult at times and even dangerous for pedestrians and children either on foot or bicycles. Any development must address increased traffic.

Increased runoff to the drainageways west and north of the Loeffler Property will cause impacts both upstream and downstream. Rains often cause the drainageway west of the cul-de-sacs of Stafford Woods Court to flood and one rain event last year caused the water level to come within inches of the residences. Any development must include a study of the hydrologic impacts.

There is currently a healthy population of deer, fox, coyote, geese and birds of prey that use the area. Although some consider them a nuisance and they provide no tangible economic benefit, others see the aesthetics as value added.

Thank you for your consideration.

Mark Sievers
To: St. Charles County Planning and Zoning  
Subject: Application Number RZ21-02 and PRE21-01  
From: Josh and Julia Klaas, Klaas Lane, Foristell

My name is Joshua Klaas. I live on Klaas Lane, which sits along the southeastern section of the property that is being discussed tonight.

During the early stages of this property development, we have had surveyors from BAX Engineering come down our private road multiple times to set up surveying equipment on our property. On one occasion, they brought an ATV, and appeared to be prepping it for activity. I had to leave for work and didn't see the final result of what they did with the ATV. We were never asked if any of this was okay. They never spoke to us on their own. We had to go ask them what was going on when we woke up to them doing these things at about 7:30 a.m.. When they were questioned about their business, they politely informed us that they were surveying the property next door. When asked why they were set up in my yard, on a private road, they stated that there was no other way they could complete their tasks without coming down our road and entering our property.

That hasn't been a big deal so far, because it has only been a couple of guys each time who mainly set up a tripod and transit of some sort. My concern is, if a small surveying crew has to enter our private road and properties in order to complete their tasks regarding this development, how are we expecting the bulldozers and multitude of heavy equipment to do their tasks while leaving myself and the other residents of Klaas Lane, my family members, undisturbed and unviolated? We are concerned and uncomfortable with any aspects of this development coming on to our road and properties, and we are extremely concerned with the precedent that has apparently already been set that our private road and property is free for these developers to tread upon whenever they feel. This new property development appears to be nearly landlocked by other residents' land. Where will the future construction crews access this development from? So far, it appears that our private road and properties have been the chosen access point for BAX Engineering.

I'm hoping to gain some understanding of how this development will be handled without disrespecting and intruding upon adjacent property owners.
To: St. Charles County Community Development
Re: Application number: RZ21-02
From: The Klaas Family on Klaas Lane, Foristell, MO

To Whom it may Concern,

We live on Klaas Lane, the lots of land that neighbor the easternmost border of the land proposed for rezoning on application number RZ21-02. We are writing to express our concern for the 2030 Master Plan to rezone this land for “low density residential uses (1 to 4 dwellings per acre).” This implies that these 120 acres could mean up to 480 homes, vs if it stayed agricultural: 24 homes or even if it became rural residential: 40 homes.

Our family has lived on this land for over 70 years. We have watched farmers prosper; we have watched them suffer. We have watched them divide and sell their land for generations. Our family is no different, we have divided land to allow for more family to live on this same land. We respect the rich rural history of this area and with that, respect the rural residential allowance for 3 acre lots. We appreciate the quietness of the area and have great concern over light pollution. We appreciate the quietness of the area and have great concern for even more increased traffic on our narrow 2 lane state highway, Highway N. We have concerns that in time, with overdevelopment, this 2 lane rural road will be forced to be expanded as we’ve seen on 364.

We have concerns that the only access to this land from Highway N runs directly behind some of our houses which means the clearing of more trees and less privacy for us and the neighbors immediately west of the property on this application. At least 500 vehicles on a daily basis, if this were to pass, is a huge degradation on the rural nature of this area, not to mention the noise, air and light pollution encroaching on the easement of our properties. We’ve already had surveyors and county representatives assessing this land trespassing on our private road through one of our lots to access this property. It’s easy to see that this would continue to be an issue if things were to progress. The limited access to Highway N or any other road from this property immediately implies the need to take advantage of neighboring land to accommodate development. This also sheds light on the concern for any emergency egress within the proposed development.

When developers head west with no respect for the history of this land or the rural nature of unincorporated St Charles County, we continue to outgrow schools every 3 to 5 years. We were removed from Boone Trail Elementary and zoned for the brand-new Stone Creek Elementary when it opened in 2017, it was quickly over 100% capacity. Just 3 years later, we got rezoned to the newest elementary school (Journey Elementary) when it opened this past fall and are already close to 90% capacity. According to the Wentzville School District website, “the new building is nearly 105,000 square feet and it is the largest elementary school built in the history of the WSD. The WSD has been the fastest growing school district in Missouri for the past two decades and now has over 17,300 students. During that same time period, the District has built 12 new schools and a new transportation facility.”

With all of this new growth, we continue to experience bus driver shortages as evidenced by the routine phone calls saying bus routes are not running, please plan for alternate transportation. Even when the buses do run, our route is over an hour, without exaggeration. We continue to experience a high rate of educator turnover because with all of this growth and construction, WSD cannot afford to stay competitive with salaries for our teachers and counselors. We are already set to open a new High School and Middle School in the next 2 years, thus adding more stress to all of these resources. WSD is known for quality education and that is why people want to move in this direction, but we cannot continue to expand without a thought on how to maintain the quality.

The westward development of 1 to 4 dwelling per acre subdivisions, when so many other neighborhoods remain unfinished is greedy on the part of the developers. There is no benefit to our already overgrown community to having even more people on this land. We are currently watching as trees are being cleared just east of Hepperman Road along Highway N, not even 2 miles from the lot on this application, as they prepare to build yet another subdivision.

All the evidence you need to prove this should not be approved is in our daily life:

- Observe Wentzville Parkway on a Saturday early afternoon or any weekday between 3 and 5pm, it is basically gridlock as you navigate from one red light to the next because the traffic is lined up in between;
- Look at the intersection of Highways N and Z any weekday between 3:30 and 6pm where traffic is backed up over half a mile and it can easily take 20 minutes just to get through the intersection heading west;
- Try travelling the length of Highway N east to I-64. The road is packed with traffic and stoplights, due to all of the overdeveloped land;
There are currently numerous new unfinished subdivisions; at the intersection of Highway N and Lake St. Louis Blvd, along Wilmer Road, along Interstate Road and multiple on Hepperman Road just to name a few. Incomplete subdivisions mean decreased property value.

The number of years it will take for the new taxes to pay for any necessary road improvements and new schools will forever outnumber the years any of our children will be in those schools or even any of the years we are on this earth. We will always be playing catch up. We need to think of the infrastructure meant to support our residents, but we are letting the residential overgrowth destroy our infrastructure. It is heart breaking and it is setting our area up for failure with regard to land value and people having respect for the rural nature that is and should be Foristell/western Wentzville.

Thank you for your time and consideration,
The Residents of Klaas Estates on Klaas Lane
  Vincent and Katrina Klaas, 22 Klaas Lane
  Sandra Klaas, 1533 Highway N (at the corner or Klaas Lane)
  Dan and Sherri (nee Klaas) Meyer, 36 Klaas Lane
  Nick Meyer, 35 Klaas Lane
  Josh and Julia Klaas, 49 Klaas Lane
February 15, 2020

To the St. Charles County Planning and Zoning Commission for the February 17, 2021 Meeting

CC: John White, County Councilman District 7

Protest to Rezoning - Application No: RZ20-13

Application RZ20-13 - rezone land from R1B to R3B and R1E/1101 Dingledine Road/Marlene C. Loeffler Trust, owner and Rowles Co., applicant and contract purchaser

We have been residents of Emerald Woods Subdivision since 1982. Emerald Woods is directly across Dingledine Road from the proposed rezoning and is the subdivision most impacted by the rezoning because of its close proximity, traffic safety issues, and property values. Most of the lots in our subdivision are 1 acre or more. Some lots along Dingledine Road are ½ acre or more.

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, county services that it would impact, 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.

You, The Planning and Zoning Commission, say that the 2030 County Master Plan has no worth and should have no bearing on this case, although the Planning Staff of the Master Plan included Robert Myers, AICP, Planning & Zoning Division Director, and other County Planners.

Mike Elam and Mike Klinghammer of the County Council were actually part of the Master Plan Steering Committee who made these decisions and the whole County Council had their names printed on the document in agreement. The final plan was printed in April, 2019, less than two years ago. The recommendations could not have changed in the short amount of time since then.

Page 8.14 of that Master Plan states that “Low-Density Residential Use allows for single-family residences at a density of 1 to 4 dwelling per acre. Lot sizes in these areas can vary from approximately 43,000 square feet to 10,000 square feet.” The present R1B zoning of 20,000 square feet per lot fits that description. The proposed zoning of 7,000 square feet per lot does not fit the description.

Rowles Company revised their plat map to reduce the number of homes from 138 to 119 since the November Planning and Zoning Meeting but that reduction is not significant.

Now, their request is 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. It is not even the 10,000 square feet minimum as on page 8.14 of the Master Plan.

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, which has not fixed the problem. 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.
We request that the planning and Zoning Commission order a sight distance study that includes our subdivision exiting out onto Dingedine Road before any zoning decisions are made. The studies made for the new subdivision was for their entrances only.

Dingedine 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.

The impact on the schools would be overwhelming with 119 additional households. Castlio Elementary School is at 1020 Dingedine 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 the majority of homes that they propose for this Dingedine Road property, also, by looking at the plat map. This would lower the property values of the homes in the subdivision 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, the surrounding subdivisions and residents, and St. Charles County to have larger, quality homes on bigger lots than they proposed. Rowles would easily be able to sell these homes in this housing market at a much higher price, keep the integrity of the Master plan, have a higher taxing value to St. Charles County, 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
Hello,

I am writing to you concerning the Loeffler Farm property on Dingedine Road in St. Charles County. The Applicant/Developer want to rezone the property from R1B to R3B and R1E. As a nearby homeowner, I object to both changes in zoning, particularly the R3B category. Please do not allow multi-family residential housing on that property. Property values of the surrounding area will go down. It would greatly increase the amount of traffic on Dingedine Road as well as increasing the amount of traffic that utilize Stonecroft Drive to achieve access to Highway 94. Increased traffic will make it more dangerous for children who live in the area as well as pedestrians who regularly walk on Dingedine. Increased traffic will also make it difficult for drivers to make safe left turns.

The multi-family housing would be an eyesore for the area. Multi-family apartment houses are popping up all around St. Charles County and it would be incongruous and appalling to have these along Dingedine Road. The multi-family housing would generate more crowded classrooms for Castilo Elementary and other schools in the Francis Howell school district.

Also, please take into consideration the flooding that will be created when the property will be developed. The creek that runs along the west end of the property will not be able to handle the additional stormwater run-off. The creek regularly overflows its bank during bigger rain events. I have been a resident in this area since 1989. I witnessed how the natural creek and the drainage ditch that runs perpendicular to Dingedine overflowed multiple times during rain event after Cambridge Crossing was built. Then after Stonecroft was built, the natural creek and drainage creek would flood to a greater magnitude on a regular basis during rain events. Last year, the creek came out of it banks and was within inches of invading mine and my neighbors’ homes.

Please consider the impact it will have on the local wildlife. We regularly see deer, owls, ducks, great blue heron, fox, bats, and coyotes along the creek and in the surrounding area. I assume there was an environmental assessment performed to account for any endangered species such as the Indiana bat.

I understand that the property will be developed one way or another. Please do not allow multi-family housing to be zoned on that property. I am also asking that the Council increase the minimum lot size from 7,000 sq. ft. to 10,000 sq. ft.

Thank you for your time.
Lisa Sievers
My husband and I own our home at 4379 Westhampton Place Court and we are within 1000 feet of the proposed development at 1001 Dingledine Road (RZ20-13)

I have strong concerns regarding the proposed rezoning of the 1001 Dingledine property from R1B, Single Family Residential (20,000 square foot minimum lot size) to R3B and R1E, as requested by the developer.

My biggest concern is the increase in traffic along Stonecroft Dr. that this development will bring. The traffic along Stonecroft Drive is already terrible. Many people use Stonecroft Drive as a cut-through and completely ignore both the stop signs and 25 mph speed limit. We have already seen an increase in the cut-through traffic on Stonecroft Drive with the opening of Veteran’s Memorial Park on Kisker Rd. To allow the proposed rezoning of the Dingledine property will cause additional cut-through traffic, causing even more concerns to the families that live on Stonecroft Dr. and the surrounding neighborhoods.

My husband and I moved into Westhampton Place because of the size of the surrounding homes and lot sizes. We also love the nature and wild-life that surrounds our neighborhood. To allow a development with multi-family residences and 7,000 square foot lots will devalue the surrounding homes. This is very disturbing to the current residents in the area.

The current zoning of the 1001 Dingledine property is R1B (20,000 square foot minimum lot size). I beg the you keep the current zoning in place. If you make any changes to the zoning, please at least respect the 2030 Master Plan, which recommends Low-Density Residential Use (1-4 dwellings per acre).

I hope that you can respect the wishes of the current residents in this area, and respect the current zoning of the Dingledine property.

Thank you for your attention to this matter.

Timothy and Jean Lane
4379 Westhampton Place Ct.
St. Charles, MO 63304
February 16, 2021

To: Planning and Zoning Commission Members

CC: John White- County Councilman

Subject: Application RZ20-13 1101 Dingledine Road

As lot size has been previously brought to your attention approval of this continues to go against the county’s own master plan.

In addition to not following your own rules and guidelines we continue to question the need to shrink the lot size to accommodate more homes. In todays real estate market any builder will sell whatever home they sell, lot size, home size does not make a difference.

Having been an Emerald Woods resident for 20 years, we question the additional road capacity in an extremely dangerous section of road. Since we have been in our home, we can recall ten accidents in the section of road that runs along our subdivision. This is the area where the proposed entrance and exits will be located. When our son was in grade school the bus driver asked us to please call the county road department as she was afraid to pull out across Dingledine due to the blind spot and speed at which the drivers went into the turn. In time a useless flashing sign was installed which has done nothing to slow down the traffic.

We fully understand a development will happen we just ask you consider the additional safety risk you will be putting on all who travel Dingledine and that you follow your own rules pertaining to lot size.

Victor and Kaye Imgarten

4004 Emerald Drive

St. Charles, MO 63304