

EXHIBIT B
AMENDING THE ZONING DISTRICT MAP
OF SAINT CHARLES COUNTY MISSOURI

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

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- ◆ Opposition - Linda Brewer

- Planning and Zoning Commission minutes from the February 17, 2021 meeting

February 24, 2021

This communication summarizes the following bill to be introduced at the March 8, 2021 County Council meeting:

REZONING REQUEST - 1101 DINGLEDINE ROAD

Application No:	RZ20-13
Property Owner:	Marlene C. Loeffler Trust
Applicant:	Rowles Company
Current Zoning:	R1B, Single-Family Residential District (20,000 square foot minimum lot size), with Floodway Fringe Overlay District
Requested Zoning:	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)
2030 Master Plan:	Recommends Low-Density Residential Uses (1-4 dwellings per acre)
Parcel Size:	40.8 acres
Location:	On the west side of Dingledine Road, between Pine Bluff Dr. and Stafford Place Ct.; near St. Peters and Weldon Spring
County Council District:	7
Account No.:	534750A000

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 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. The 2030 Master Plan also indicates 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). But those zoning districts would be inconsistent with the prevailing R1E and R3B zoning patterns.

The Planning and Zoning Commission held a public hearing on this rezoning application on February 17, 2021 and received the following public input:

Speakers:	<u>1</u> Support	<u>6</u> Opposed	<u>1</u> Concerns
Letters on file (Nov.-Feb.):	<u>1</u> Support	<u>36</u> Opposed	<u>8</u> Concerns

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

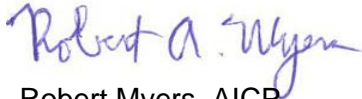
Having conducted the public hearing, the Planning & Zoning Commission voted as follows:

<u>9</u> Approval	<u>0</u> Denial	<u>0</u> Abstentions
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Recommendation:

The Planning and Zoning Commission unanimously 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: 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:

Direction	Zoning	Land Use
North	R3B/FF/FW, Multi-Family Residential with Floodway Fringe and Floodway Overlay District	Single-Family Residential (Pine Bluff Villas Subdivision)
South	R1E, Single Family Residential District	Single-Family Residential (Stafford Place Subdivision)
East	R1E, Single Family Residential District	Single-Family Residential (Emerald Woods Subdivision)
West	R1E, Single Family Residential District	Single-Family Residential (Shenandoah Park Subdivision)

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.