

EXHIBIT B
CONDITIONAL USE PERMIT

APPLICATION CUP20-15

CONDITIONAL USE PERMIT - HIGHWAY Z

Application No:	CUP20-15
Property Owner/Applicants:	Gerald A. Keeven Revocable Trust and Glennon J. Keeven Revocable Trust
Current Zoning:	A, Agricultural District
Requested Zoning:	C2, General Commercial District
Conditional Use Request:	Outdoor storage yard for automobiles, boats, trucks trailers and recreational vehicles
Parcel Size:	10.50 acres
Location:	On the west side of Highway Z, approximately 300 feet south of Highway N; near the City of Wentzville
County Council District:	2
Account Nos:	747810A000 and 747960A000

CONTENTS:

- Synopsis
- Staff Recommendation
- Photo(s) of Site
- Aerial Photo
- Surrounding Zoning Map
- Future Land Use Map
- Current Transportation Projects Map
- 2030 Master Plan Thoroughfare Plan Map
- Tentative Preferred Alternative for Route N Map
- Notification Area Map
- Land Use Narrative
- Preliminary Concept Plan
- Letters received
 - ◆ Comments - City of Wentzville
- Planning and Zoning Commission minutes from the February 17, 2021 meeting



February 25, 2021

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

CONDITIONAL USE PERMIT - HIGHWAY Z

Application No: CUP20-15

Property Owner/Applicants: Gerald A. Keeven Revocable Trust, Glennon J. Keeven Revocable Trust, Kari L. Keeven Revocable Trust, and Lesa J. Keeven Revocable Trust

Current Zoning: A, Agricultural District

Requested Zoning: C2, General Commercial District

Conditional Use Request: Outdoor storage yard for automobiles, boats, trucks, trailers and recreational vehicles

Parcel Size: 10.50 acres (combined)

Location: On the west side of Highway Z, approximately 300 feet south of Highway N; near the City of Wentzville

County Council District: 2

Parcel Account Nos: 747810A000 and 747960A000

Approval of this bill would approve a conditional use permit (CUP) to operate an outdoor storage yard for automobiles, boats, trucks, trailers, and recreational vehicles and located near the intersection of Highway N and Highway Z. The applicants currently operate two similar storage yards nearby. A related zoning map amendment request, from A, Agricultural District, to C2, General Commercial District, is to be reviewed as a separate bill. This memorandum addresses the proposed CUP.

The attached concept plan depicts 385 vehicular parking rental spaces on 10.5 acre and taking driveway access from Highway Z. No buildings or onsite staff are proposed. The facility is designed to be accessible to users by an automatic gate 24 hours a day, 7 days a week. The applicant anticipates that the site will generate 20 trips per day at 100% occupancy.

The 2030 Master Plan envisions a commercial node clustered around the intersection of Highway N and Highway Z and extending south to Buckner Road. The two subject parcels are located within this commercial land use node. Lower intensity commercial uses are currently clustered at this intersection, including a pharmacy/retail store, two convenience stores, and an animal feed store. One residence is located on the opposite side of Highway Z.

The County's 2030 Master Plan identifies Highway N as a major growth corridor for St. Charles County, and the Missouri Department of Transportation (MoDOT) and the County Road Board are cooperatively planning future expansion/relocation plans for this State highway. Based on the latest plans, relocation of Highway N will not bisect the property or negatively impact it for commercial usage. Following realignment, access to this parcel will continue to be from Highway Z and which will be converted to a cul-de-sac. Highway N will be rerouted north and west of the subject parcels.

The proposed conditions contained in the CUP bill are intended to address visual impacts from both Highway Z and a from Highway N once rerouted.

Regarding gravel parking surface, commercial sites are required by ordinance to be paved; however, applicants may submit a written request to County staff during site plan review for permission to use a graveled, dust-free surface. The County typically requires that approved site plans for gravel parking lots include a provision requiring treatment of gravel surfaces to suppress dust should it become a problem.

The Planning and Zoning Commission held a public hearing on this application at its March 17, 2021 meeting and received the following public input:

Speakers:	<u>2</u>	Support	<u>0</u>	Opposed	<u>0</u>	Concerns
Letters on file:	<u>0</u>	Support	<u>0</u>	Opposed	<u>0</u>	Concerns

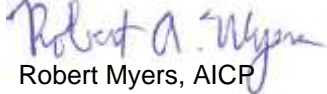
Having conducted the public hearing, the Planning & Zoning Commission voted as follows:

 9 Approval 0 Denial 0 Abstentions

Recommendation:

The Planning & Zoning Commission recommends that the County Council approve this conditional use permit request, subject to conditions. County staff 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.: CUP20-15

Prepared by: Mark Price Jr. AICP, CFM
Date: January 12, 2021

BACKGROUND

Property Owners/
Applicants: Kari L. Keeven, Trustee, Kari L. Keeven Revocable Trust; and Lesa J. Keeven, Trustee, Lesa J. Keeven Revocable Trust (Parcel 4-0030-4289-03-0001.0000000)

Gerald A. Keeven, Trustee, Gerald A. Keeven Revocable Trust; and Glennon J. Keeven, Trustee, Glennon J. Keeven Revocable Trust (Parcel 4-0030-4289-02-0001.0000000)

Requested Action: A conditional use permit for an outdoor storage yard for automobiles, boats, trucks, and recreational vehicles

Location: on the west side of Hwy Z, approximately 430 feet southwest of Hwy N; adjacent to the City of Wentzville.

Size: 10.5 acres

Current Land Use: Vacant

Adjacent Land Uses
and Zoning:

Direction	Zoning	Land Use
North	C2, General Commercial District	Commercial (convenience store and animal feed store)
South	A, Agricultural District and C2, General Commercial	Institutional (church) and commercial (outdoor boat and recreational vehicle storage yard)
East	A, Agricultural District	Single Family Residential (one dwelling)
West	R1E, Single-Family Residential District with PUD overlay district	Undeveloped (PUD has expired)

2030 Master Plan: recommends future Commercial land uses

Public Services: County Council District 2 – Joe Brazil
School District – Wentzville School District
Fire District – Wentzville Fire Protection District

Utilities: Water – Public Water Supply #2
Sewer – Individual wastewater treatment system

The applicants propose to construct and operate an outdoor storage yard on 10.5 acres. The attached concept plan shows 385 vehicular parking spaces which would be rented to individuals to store automobiles, boats, trucks, and recreational vehicles. No buildings or onsite staff are proposed. According to the applicant:

“This facility will be accessible to users by an automatic gate 24 hours a day, 7 days a week. Anticipated traffic is quite low with some users only accessing the facility once a month or seasonally with items like RV’s and boats, and other users accessing the site more frequent but this facility it is expected to generate 20 trips per day if occupancy of available stalls is 100%.”

The applicants operate two similar vehicle storage yards immediately to the south, fronting Highway Z and Buckner Road.

The Master Plan identifies Highway N as a major growth corridor for St. Charles County, and the Missouri Department of Transportation (MoDOT) and the County Road Board are cooperatively planning future expansion/relocation plans for this State highway. According to the latest draft of the Environmental Impact Statement, the Highway N/Highway Z intersection will be upgraded and the roadways reoriented to eliminate the current “angled” intersection. Based on these plans, future Highway N will border the subject property and leave it intact. Future access to these parcels will remain from the east (Highway Z) with no direct access permitted to the rerouted Highway N.

ANALYSIS

Conditional use permits are evaluated based on criteria established within the Unified Development Ordinance. Section 405.510.B of the Unified Development Ordinance specifies the following factors in considering and reporting on Conditional Use Permit applications:

1. Would establishing, maintaining, or operating the conditional use be detrimental to or endanger public health, safety, or the general welfare?
2. Would the conditional use injure the use and enjoyment of other property in the immediate vicinity for the purposes already permitted?
3. Would the conditional use injure the aesthetic and/or scenic values of the vicinity?
4. Would the conditional use substantially diminish or impair property values within the neighborhood?
5. Would the conditional use impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district?

Typical land use impacts for properly maintained boat and recreational vehicle storage yards include aesthetics, light and glare, stormwater runoff, and dust from gravel parking surfaces.

The proposed use would be visually screened from Highway Z by installation of a 25-foot deep landscape buffer planted with evergreen trees (Norway Spruce). The entire site would be secured with a 6-foot tall chain link fence coated with black vinyl. Highway N is expected to be rerouted behind the property, and no landscape buffer or screening is proposed along the rear. Highway Z along the front of this property is expected to be converted to a cul-de-sac. Consequently, the storage yard will in the short term be viewed by motorists from Highway Z, but within a few years will instead be primarily viewed by motorists from the west.

The storage yard will be lit with approximately 9 light poles. St. Charles County's light standards require that light poles be no taller than 20 feet; be located outside of required buffer areas; be oriented away from residential zoning districts; and provide a maximum illumination, as measured at the property line, of 0.50 foot candles. These standards apply regardless of any CUP conditions. These standards can be viewed as sufficiently addressing lighting impacts given the commercial land use context. No additional lighting conditions are recommended.

Regarding the gravel parking surface, commercial sites are required by ordinance to be paved; however, the applicant may submit a formal request to the Planning and Zoning Division Director prior to formal site plan approval for permission to use a graveled, dust-free surface. The County typically requires that approved site plans for gravel parking lots include a provision requiring treatment of gravel surfaces to suppress dust should it become a problem.

STAFF RECOMMENDATION

The Planning and Zoning Division recommends that the Planning and Zoning Commission recommend approval of the application, subject to the following conditions:

- 1. A site plan in conformance with the concept site plan attached as part of Exhibit B must be submitted to and approved by the St. Charles County Community Development Department.**
- 2. In order to address visual impacts to motorists using both Highway Z (existing) and Highway N (future), of the 52 evergreen trees proposed by the applicant, 32 trees shall be planted along the existing Highway Z frontage and 20 trees shall be planted in the buffer yard area along the western perimeter.**
- 3. All trees illustrated on the approved site plan shall be maintained in a healthy condition with diseased or dead trees replaced.**
- 4. No conditional use shall become active until all conditions of approval have been met.**





DATE: February 26, 2021

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 March 8, 2021 County Council Meeting

The Community Development Department is submitting the following item for the March 8, 2021 County Council Agenda.

BILL FOR INTRODUCTION:

1) Planning and Zoning Commission recommends **Approval:**

CONDITIONAL USE PERMIT - HIGHWAY Z

Application No:	CUP20-15
Property Owner/Applicants:	Gerald A. Keeven Revocable Trust and Glennon J. Keeven Revocable Trust
Current Zoning:	A, Agricultural District
Requested Zoning:	C2, General Commercial District
Conditional Use Request:	Outdoor storage yard for automobiles, boats, trucks trailers and recreational vehicles
Parcel Size:	10.50 acres
Location:	On the west side of Highway Z, approximately 300 feet south of Highway N; near the City of Wentzville
County Council District:	2
Account Nos:	747810A000 and 747960A000