

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

# APPLICATION RZ21-01

**REZONING REQUEST - 2366 SOMMERS ROAD**

Application No:	RZ21-01
Property Owners:	Daniel and Jacqueline Kern
Current Zoning:	A, Agricultural District (5 acre minimum lot size)
Requested Zoning:	R1B, Single-Family Residential District (20,000 square foot minimum lot size)
2030 Master Plan:	Recommends low density residential uses (1 to 4 dwellings per acre)
Parcel Size:	1.85 acres
Location:	On the northeast corner of Sommers Road and Oak Drive, near the Cities of O'Fallon, Lake St. Louis, and Dardenne Prairie
County Council District:	2
Account No.:	787950A000

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February 26, 2021

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

**REZONING REQUEST - 2366 SOMMERS ROAD**

Application No: RZ21-01  
 Property Owners: Daniel Kern and Jacqueline Kern  
 Current Zoning: A, Agricultural District (5 acre minimum lot size)  
 Requested Zoning: R1B, Single-Family Residential District (20,000 square foot min. lot size)  
 2030 Master Plan: Recommends low density residential uses (1 to 4 dwellings per acre)  
 Parcel Size: 1.85 acres  
 Location: On the northeast corner of Sommers Road and Oak Drive, near the Cities of O'Fallon, Lake St. Louis, and Dardenne Prairie  
 County Council District: 2  
 Account No.: 787950A000

Approval of this bill would amend St. Charles County's Zoning Map from A, Agriculture District (minimum lot size 5-acres), to R1B, Single-family Residential District (minimum lot size of 20,000 sq. ft.), for a parcel located across Sommers Road from Liberty High School. The applicant plans to divide the parcel into three lots in order to construct two additional houses. An existing single-family dwelling existing on the parcel would remain. Sanitary sewer service is available through Duckett Creek Sanitary Sewer District.

The 2030 Land Use Plan recommends low density residential land uses with 1-4 dwellings per acre. Rezoning to the R1B District would be consistent that land use recommendation. Under the current A, Agriculture District zoning standards, the parcel is non-conforming in terms of lot size, and rezoning to the R1B District would remove that nonconformity.

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

Speakers:   2   Support                        0   Opposed   1   Concerns  
 Letters on file:   0   Support                        3   Opposed   0   Concerns

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

  9   Approval                        0   Denial                        0   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:** RZ21-01

**Prepared by:** Karen Hutchins, MCP  
**Date:** February 9, 2021

**BACKGROUND INFORMATION**

**Owner:** Daniel and Jacqueline Kern  
**Applicant:** Ker-Mac Construction Co – Daniel Kern  
**Requested Action:** A zoning map amendment to rezone 1.85 acres from A, Agricultural District (5-acre minimum lot size), to R1B, Single Family Residential Zoning District (20,000 sq. ft. minimum lot size).  
**Location:** 2366 Sommers Rd; northeast corner of Sommers Road and Oak Drive; near the cities of O’Fallon, Dardenne Prairie, and Lake St. Louis  
**Current Zoning:** A, Agriculture District  
**Current Land Use:** Single Family Residential (one dwelling)

**Adjacent Land Use and Zoning:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	A, Agricultural District	Single Family Residential
<b>South</b>	A, Agricultural District	Single Family Residential; Institutional (Dardenne Baptist Church)
<b>East</b>	A, Agricultural District	Single Family Residential
<b>West</b>	City of O’Fallon	Institutional (Liberty High School)

**2030 Master Plan:** Recommends Low Density Residential (1-4 units/acre) Land Use

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

**Utilities:** Water – Public Water Supply District #2  
Sewer - Duckett Creek Sewer District

This request is to rezone a 1.85-acre parcel, currently zoned “A”, Agriculture District (minimum lot size 5-acres) to “R1B”, Single-family Residential District (minimum lot size of 20,000 sq. ft.). The parcel is located across Sommers Road from Liberty High School. The applicant plans to divide the parcel into three lots in order to construct two additional houses. An existing single-family dwelling existing on the parcel would remain. Sanitary sewer service is available through Duckett Creek Sanitary Sewer District.

**REZONING ANALYSIS**

The 2030 Land Use Plan for this area recommends low density residential land uses with 1-4 dwellings per acre. Rezoning to the R1B District would be consistent that land use recommendation.

Under the current A, Agriculture District zoning standards, the parcel is non-conforming in terms of lot size because it is smaller than the minimum 5-acres in size. Rezoning to the R1B District will remove the non-conformity.

This property is currently operating on a private sewer septic system. The property has access to nearby sanitary sewer and water service connections to Duckett Creek Sewer District and Public Water Supply District #2. Connecting to public sewer and water will be necessary if the applicant were to build two additional homes on the site.

The parcel is located on the corner of Sommers Road and Oak Drive. A corner lot in the R1B District would have a minimum front yard setback of 25 feet from each street right-of-way. Access to newly created parcels will need to meet access and sight distance requirements.

**RECOMMENDATION:**

**County staff recommends that the Planning and Zoning Commission recommend approval.**

