

# REZONING RZ21-03

## REZONING REQUEST - 2431 SOUTH POINT PRAIRIE ROAD

Application No:	RZ21-03
Property Owner:	Pointe Prairie, LLC
Current Zoning:	R1A, Single-Family Residential District, with PUD Overlay District
Requested Zoning:	A, Agricultural District
2030 Master Plan:	Recommends low density residential uses (1 to 4 dwellings per acre
Parcel Size:	5.25 acres
Location:	On the west side of South Point Prairie Road, approximately 1,600 feet south of Buckner Road; near the City of Wentzville
County Council District:	2
Account No.:	752670A000

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### CONTENTS:

- Staff Recommendation
- Photo(s) of Site
- Aerial Photo
- Surrounding Zoning Map
- Future Land Use Map
- Letters received
  - ◆ None

## STAFF RECOMMENDATION

**To:** County Planning & Zoning Commission

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

**Application No.:** RZ21-03

**Date:** February 10, 2021

### BACKGROUND INFORMATION

**Owner/Applicant:** Brian and Shari Ringling

**Requested Action:** Amend the Zoning Map from R1A, Single Family Residential District (1-acre minimum lot size), with Planned Unit Development Overlay District, to A, Agricultural District (5-acre minimum lot size)

**Location:** 2431 South Point Prairie Road; On the west side of S. Point Prairie Rd., approximately 1,600 feet south of Buckner Rd.; near the City of Wentzville

**Current Zoning:** R1A, Single Family Residential (1-acre minimum lot size)

**Current Land Use:** Vacant agricultural

**Adjacent Land Use and Zoning:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	A, Agricultural District	Single Family Residence and Agricultural
South	R1A, Single-Family Residential District with PUD Overlay District	Vacant Agricultural Property
East	A, Agricultural District	Agricultural and Forested property
West	A, Agricultural District	Single Family Residences

**2030 Master Plan:** Recommends Low Density Residential (1 - 4 dwellings per acre)

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

**Utilities:** Water – Water District 2 Service Area, individual well  
Sewer– City of Wentzville Service Area, individual wastewater treatment system

The subject parcel consists of 5.25 acres that is currently zoned R1A, Single Family Residential with Planned Unit Development (PUD) Overlay District zoning. The applicant proposes to rezone the property to A, Agriculture District, and remove PUD Overlay zoning. The property owner wishes to construct one home on the property.

This property had been zoned A, Agriculture District, beginning with the adoption of County zoning in 1959. In 2005, the property was included in a 132-acre development proposal rezoned (Application RZ1690, Ord. 05-131) to R1A, Single Family Residential District, with a PUD Overlay District. The approved Final Development Plan for that PUD would have allowed 124 homes, and that development was contingent upon construction of a membrane bioreactor (MBR) wastewater treatment facility to be constructed by and licensed to the Duckett Creek Sanitary District. That facility was never constructed, and no development plans or preliminary plat were submitted within the required timeframes. That PUD has now expired, and Section 405.240 of the County Code allows the County Council to remove expired PUD Overlay District zoning.

### **REZONING ANALYSIS**

The existing R1A District zoning on this property could allow 1-acre lots, but public sanitary sewer service is not available for this area meaning that lots must be a minimum of three acres with private sewage disposal systems. The applicant's proposed development of one house on five acres would be inconsistent with the approved PUD concept plan for five homes with a lake constructed in common ground.

The 2030 Land Use Plan for this area recommends Low Density Residential land uses (1-4 dwellings per acre). This application would bring the property's zoning in conformance with the 2030 Future Land Use Map.

### **RECOMMENDATION**

**County staff recommends that the Planning and Zoning Commission recommend approval of this rezoning request, including removal of the PUD Overlay District.**





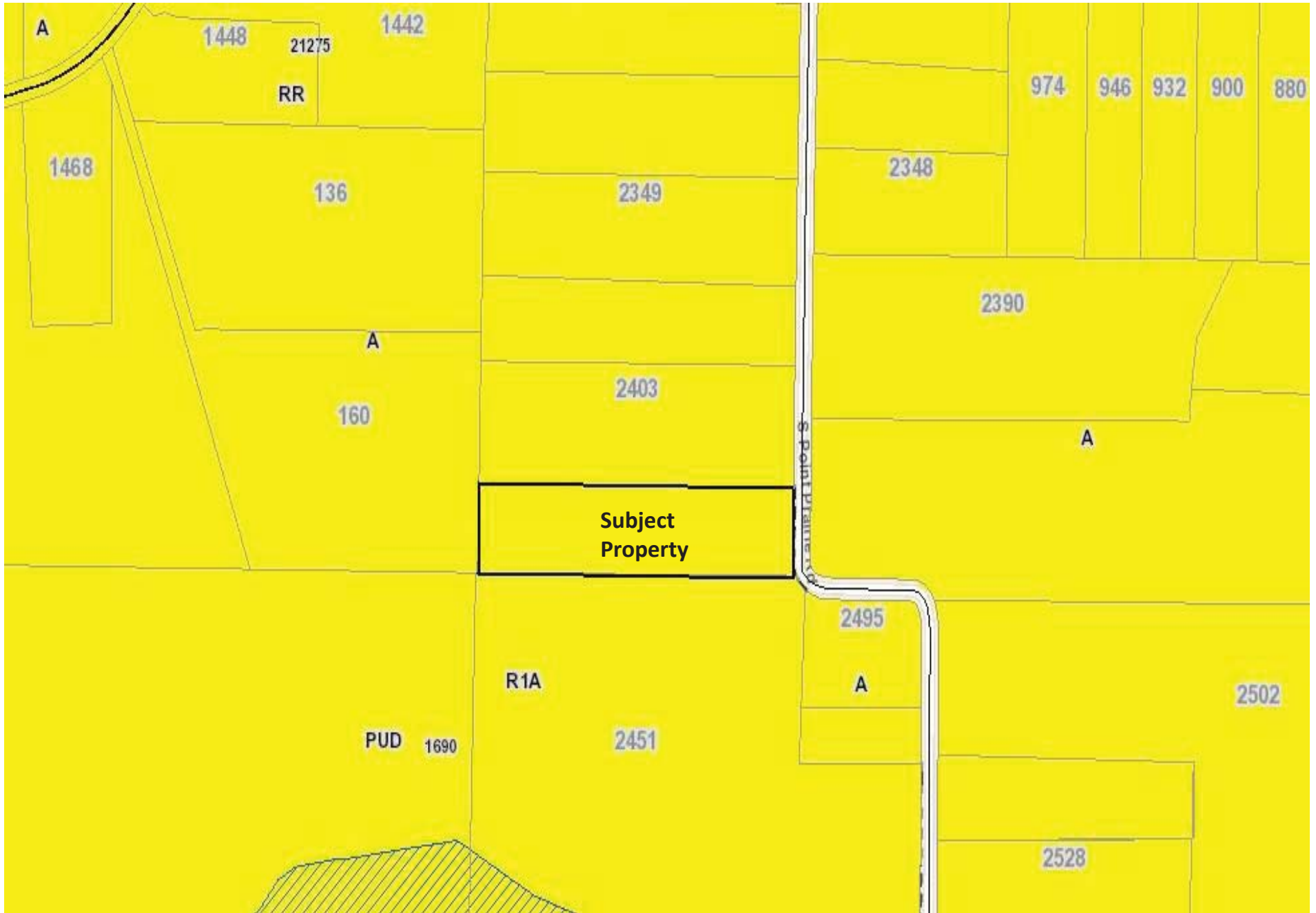


RZ21-03 - Aerial

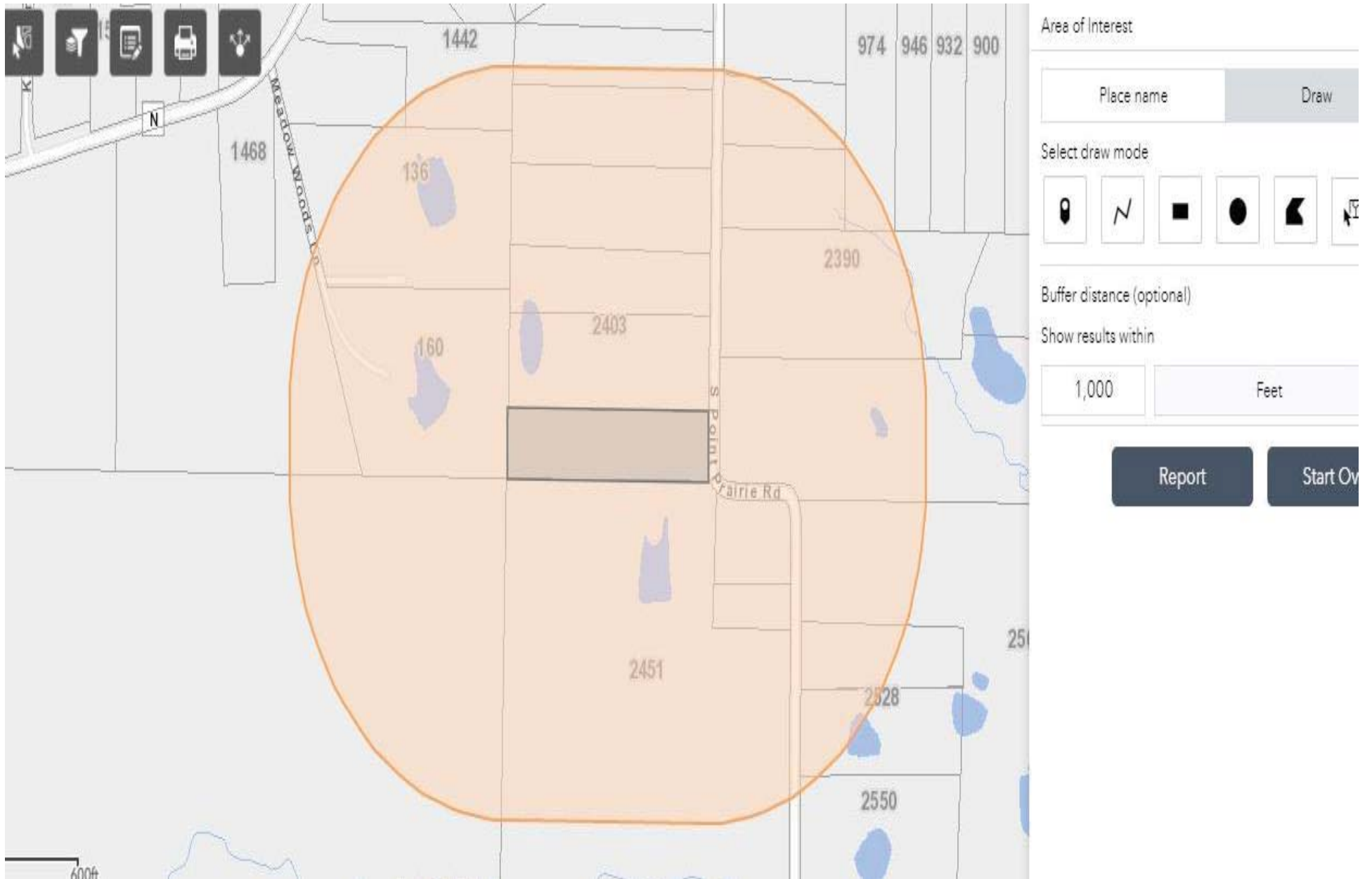




RZ21-03 - Zoning



RZ21-03 – 2030 Land Use



RZ21-03 - Notification Area Map