



DATE: April 27, 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 May 10, 2021 County Council Meeting

The Community Development Department is submitting the following item for the May 10, 2021 County Council Agenda.

BILL FOR INTRODUCTION:

Planning and Zoning Commission recommends **Approval:**

REZONING REQUEST - 2949 WEST MEYER ROAD

Application No:	RZ21-07
Property Owners/Applicants:	Thomas W. DuBray and Roberta A. DuBray
Current Zoning:	A, Agricultural District (5-acre minimum lot size)
Requested Zoning:	RR, Single-Family Residential District (3-acre minimum lot size)
2030 Master Plan:	Recommends Low-Density Residential uses (1-4 units per acre)
Parcel Size:	31.02 acres
Location:	On the west side of Duenke Road, approximately 4,000 feet north of West Meyers Road; near the cities of Wentzville and Foristell
County Council District:	1
Account Nos.:	T200100008, 676080A000, & A964000366

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

Application RZ21-07

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CONTENTS:

- Synopsis
- Staff Recommendation
- Photo(s) of Site
- Aerial Photo
- Surrounding Zoning Map
- 2030 Land Use Map
- Notification Area Map
- Letters received
 - ◆ Comments - U.S. Army Corps of Engineers
- Planning and Zoning Commission minutes from April 21, 2021 meeting

STAFF RECOMMENDATION

To: County Planning & Zoning Commission

Prepared by: Ellie Marr, CFM

Application No.: RZ 21-07

Date: April 12, 2021

BACKGROUND

Owner: Thomas W. Dubray and Roberta A. Dubray

Requested Action: A request to amend the zoning map amendment from A, Agricultural District (5 acre minimum lot size) with Floodway Fringe and Floodway Overlay Districts; to RR, Single-Family Residential District (3 acre minimum lot size) with Floodway Fringe and Floodway Overlay Districts

Location: 2949 West Meyer Road and Duenke Road, located on the west side of Duenke Road and north of West Meyer Road; near the cities of Wentzville and Foristell

Parcel Account Nos.: T200100008, 676080A000, and part of A964000366

Rezoning Area: 31.02 acres

Current Land Use: one single-family residence on 31.02 acres

Adjacent Land Use and Zoning:

Direction	Zoning	Land Use
North	A/FF/FW, Agricultural with Floodway Fringe and Floodway Overlay	Agriculture (hay pastures) and one single-family residence (on 10 acres)
South	A, Agricultural	Agriculture
East	A, Agricultural	Undeveloped and single-family residences (on 10+ acres)
West	A, Agricultural	Undeveloped

2030 Master Plan: Recommends Low Density residential use (1-4 dwellings per acre)

Public Services: County Council District 1 – Joe Cronin
School District – Wentzville School District
Fire District – Wentzville Fire Protection District

Utilities: Water – Public Water Supply District #2 District
Sewer – Individual Wastewater Treatment System

REZONING ANALYSIS

The subject parcels are all currently zoned A, Agricultural District, with a 5-acre minimum lot size requirement. The applicant is applying to rezone 31.02 acres to RR, Single-Family Residential District with a 3-acre minimum lot size requirement.

At this time, the applicant has not submitted any specific development plans. RR District regulations would allow single-family residential uses on 3+ acre lots, but existing agricultural uses would become nonconforming uses as agricultural uses are not permitted in RR Districts. Development at less than five acre lots would require the preliminary plat/final plat process with subdivision improvement plans and paved streets, among other requirements. Floodplain bordering McCoy Creek to the north would have to be set aside as common ground maintained and managed by a homeowner's association.

A single-family residence addressed as 2949 West Meyer Road and currently located on the 11.14 acres portion (part of Parcel Account No. A964000366) would need to be platted in compliance with the RR, Single Family Residential District zoning requirements.

Although these parcels are located with the Master Plan's Urban Service Area, and the 2030 Future Land Use Plan recommends Low Density Residential land uses (1-4 dwellings per acre), the lack of public sewer and water services in this portion of the County precludes residential development at the Master Plan's recommended residential density.

RECOMMENDATION:

County staff recommends that the Planning and Zoning Commission recommend approval of this application.