



DATE: June 22, 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 July 12, 2021 County Council Meeting

The Community Development Department is submitting the following item for the July 12, 2021 County Council Agenda.

BILL FOR INTRODUCTION:

Planning and Zoning Commission recommends **Approval:**

REZONING REQUEST - 4688 WASHEON RD

Application No:	RZ21-10
Property Owners/Applicants:	Russell N. Steinhoff and Dana Michelle Steinhoff
Current Zoning:	I2, Heavy Industrial District, with Floodway Fringe Overlay District
Requested Zoning:	A, Agricultural District, with Floodway Fringe Overlay District
2030 Master Plan:	Recommends agricultural uses
Parcel Size:	5.00 acres of a 101-acre parcel
Location:	On the east side of Washeon Road, approximately 1,500 feet north of Highway B; near the City of St. Charles
County Council District:	6
Account No.:	Part of 894510A000

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

Application RZ21-10

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CONTENTS:

- Synopsis
- Staff Recommendation
- Photo(s) of Site
- Aerial Photo
- Surrounding Zoning Map
- 2030 Land Use Map
- Notification Area Map
- Minor Subdivision Plat
- Residential Plot Plan
- Letters received
 - ◆ Support - Marcella Boerding
 - ◆ Support - Betty Kluesner
 - ◆ Support - Arnie Dienoff
- Planning and Zoning Commission minutes from the June 16, 2021 meeting



Planning and Zoning Division

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June 22, 2021

This communication summarizes the following bill to be introduced at the July 12, 2021 County Council meeting:

REZONING REQUEST - 4688 WASHEON RD

Application No: RZ21-10
Property Owners/Applicants: Russell N. Steinhoff and Dana Michelle Steinhoff
Current Zoning: I2, Heavy Industrial District, with Floodway Fringe Overlay District
Requested Zoning: A, Agricultural District, with Floodway Fringe Overlay District
2030 Master Plan: Recommends agricultural uses
Parcel Size: 5.00 acres of a 101-acre parcel
Location: On the east side of Washeon Road, approximately 1,500 feet north of Highway B; near the City of St. Charles
County Council District: 6
Account No.: Part of 894510A000

The applicant proposes to rezone a 5-acre portion of this 101-acre farm tract from I2, Heavy Industrial District, with Floodway Fringe Overlay District to A, Agricultural District with Floodway Fringe Overlay District. The purpose of this zoning map amendment is to allow construction of a single-family home on five acres. The applicants have applied for related permits for a minor subdivision plat and a residential building permit.

The County's I2, Heavy Industrial District zoning regulations permit heavy manufacturing such as chemicals, industrial machinery, and food and beverages but prohibits agricultural and residential land uses. The County's zoning regulations classify the current agricultural use of this parcel as a legal, non-conforming use since the agricultural land use pre-dates the 1959 zoning designation. Zoning of the property includes Floodway Fringe Overlay zoning due to its location within the regulatory floodplain area of the Mississippi River, and this overlay zoning would not be removed by this zoning map amendment. The applicants' plans for home construction include preparatory filling on the site to elevate and protect the residence from flooding. The base flood elevation in this area is approximately 441 feet above sea level and the preparatory building site is being filled to approximately 442 feet above sea level. The area that has been filled has been formally removed from the floodplain by the Federal Emergency Management Agency through a Letter of Map Revision based on fill. Because agricultural zoning requires a minimum 5-acre parcel size, this also allows a sufficient area for onsite sewage disposal systems and private wells to be developed.

The Planning and Zoning Commission held a public hearing on June 16, 2021 and received the following public input:

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

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

8 Approval 0 Denial 0 Abstentions

Recommendation:

The Planning and Zoning Commission recommends that the 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

Prepared by: Ellie Marr, CFM

Application No.: RZ 21-10

Date: June 7, 2021

BACKGROUND

Owners: Russell N. Steinhoff and D. Michelle Steinhoff

Requested Action: Amend the Zoning Map from I2, Heavy Industrial District, with Floodway Fringe Overlay District; to A, Agricultural District (5-acre minimum lot size) with Floodway Fringe Overlay District

Location: 4688 Washeon Road; on the east side of Washeon Road, approximately 0.5 miles north of Hwy B; near the City of St. Charles

Parcel Account Nos.: 894510A000

Rezoning Area: 5.0 acres of a 101-acre tract

Current Land Use: Agricultural (cultivation)

Adjacent Land Uses and Zoning:

Direction	Zoning	Land Uses
North	I2, Heavy Industrial with Floodway Fringe Overlay District	Agricultural (cultivation)
South	A, Agricultural with Floodway Fringe Overlay District	Residence and farm structures/ grain bins
East	I2, Heavy Industrial with Floodway Fringe Overlay District	Agricultural (cultivation)
West	I2, Heavy Industrial with Floodway Fringe Overlay District	Agricultural (cultivation)

2030 Master Plan: Recommends Agricultural land uses

Public Services: County Council District 6 – Nancy Schneider
School District – Orchard Farm School District
Fire District – Orchard Farm Fire Protection District

Utilities: Water – private well necessary
Sewer – onsite wastewater disposal system necessary

The subject parcel is currently zoned I2, Heavy Industrial with Floodway Fringe Overlay District. The applicant is applying to rezone a 5-acre portion of the 101-acre farm tract to A, Agricultural with Floodway Fringe Overlay District. The purpose of this zoning map amendment is to facilitate the construction of a house on five acres. The applicants have applied for related permits for a minor subdivision plat and a residential building permit.

This tract has been zoned I2, Heavy Industrial District since the inception of County zoning in 1959.

REZONING ANALYSIS

The County's I2, Heavy Industrial District zoning regulations permit heavy manufacturing such as chemicals, industrial machinery, and food and beverages but prohibits agricultural and residential land uses. The County's zoning regulations classify the current agricultural use of this parcel as a legal, non-conforming use since the agricultural land use pre-dates the 1959 zoning designation.

Zoning of the property includes Floodway Fringe Overlay zoning due to its location within the regulatory floodplain area of the Mississippi River, and this overlay zoning would not be removed by this zoning map amendment. The applicants' plans for home construction include preparatory filling on the site to elevate and protect the residence from flooding. The base flood elevation in this area is approximately 441 feet above sea level and the preparatory building site is being filled to approximately 442 feet above sea level. The area that has been filled has been formally removed from the floodplain by the Federal Emergency Management Agency through a Letter of Map Revision based on fill.

Because agricultural zoning requires a minimum 5-acre parcel size, this also allows a sufficient area for onsite sewage disposal systems and private wells to be developed.

The 2030 Master Plan for this property recommends agricultural land uses. This Agricultural zoning map amendment would meet the 2030 Master Plan's Future Land Use recommendation.

RECOMMENDATION:

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



4688 Washeon Road (area elevated with fill)