

**ST. CHARLES COUNTY  
PLANNING & ZONING COMMISSION  
CLOSED MEETING AND REGULAR MEETING  
JULY 17, 2019  
CLOSED MEETING 6:30 PM - REGULAR MEETING 7:00 PM**

COUNTY EXECUTIVE BUILDING  
THIRD FLOOR COUNCIL CHAMBERS  
100 NORTH THIRD STREET  
SAINT CHARLES, MO 63301

Tentative Agenda

**CLOSED MEETING SESSION - PER STATE STATUTE RSMo 610.021(1) - 6:30 PM**

**CALL TO ORDER OF REGULAR MEETING - 7:00 PM**

**PLEDGE OF ALLEGIANCE**

**CHANGES TO THE AGENDA**

**PUBLIC HEARINGS**

**I. REZONING REQUEST - 1652 PEINE ROAD**

Application No: RZ19-07

Property Owner: The Bromley Family Trust

Applicants: Vernon L. Bromley and Joyce A. Bromley

Existing Zoning: A, Agricultural District

Requested Zoning: R1B, Single-Family Residential District (20,000 square foot minimum lot size)

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

Area: 0.85-acres of a 1.94-acre parcel

Location: On the South side of Peine Road, approximately 475 feet east of Spring Mill Drive; near the City of Wentzville and the City of Flint Hill

Council District: 1

Account No.: 295260A000

Documents:

[PZ AGENDA PACKET - RZ19-07.PDF](#)

**II. REZONING REQUEST - 2676 TECHNOLOGY DR**

Application No: RZ19-08

Applicant/Owners: Stephen L. Zahner Jr. and Erin Zahner

Existing Zoning: RIE, Single-Family Residential District

Requested Zoning: C2, General Commercial District

2030 Master Plan: Recommends Mixed Uses with Commercial Emphasis

Parcel Size: 15,000 square feet

Location: On the northeast side of Technology Drive, approximately 400 feet northwest of Merz Farm Lane; adjacent to the City of Dardenne Prairie

Council District: 2

Account No.: 778740A000

Documents:

[PZ AGENDA PACKET - RZ19-08.PDF](#)

## **PUBLIC HEARINGS FOR CONDITIONAL USE PERMITS**

### **I. CONDITIONAL USE PERMIT REQUEST - 638 WEST HIGHWAY N**

Application: CUP19-02

Applicant: Nick Hargis

Property Owner: Nick Hargis and Samantha L. Knight-Hargis

Property Zoning: A, Agricultural District

Conditional Use

Request: Rural Recreational Activity for a Pumpkin Patch

Parcel Size: 8.49 acres

Location: On the south side of Highway N, approximately 300 feet west of Morgan Meadow Drive; adjacent to the City of Wentzville

Council District: 2

Account Nos.: T012100004 and T012100005

Documents:

[PZ AGENDA PACKET - CUP19-02.PDF](#)

## **PLATS**

### **I. PRELIMINARY PLAT FOR FORISTELL MANORS - FORISTELL ROAD**

Application No: PRE19-07

Owner/Developer: Zatarra Development, L.L.C.

Property Surveyor: Musler Engineering Company

Property Zoning: A, Agricultural District (5-acre minimum lot size)

Proposed lots: 6

Parcel Size: 36.56 acres

Location: On the north side of Foristell Road, across from Foristell Ridge Court

Council District: 2

Account No.: T142100002

Documents:

[PZ AGENDA PACKET - PRE19-07.PDF](#)  
[190711 - REVISED PRELIMINARY PLAT.PDF](#)

## II. PRELIMINARY PLAT FOR FINN ACRES - DYER ROAD

Application No: PRE19-08

Owner/Developer: Kandi R. McMenemy and Michael B. McMenemy  
Investment Trust

Property Surveyor: Bax Engineering Company

Property Zoning: A, Agricultural District (5-acre minimum lot size)

Proposed lots: 6

Parcel Size: 31.601 acres of a 114.16-acre tract of land

Location: On the southeast side of Dyer Road, approximately  
4,400 feet southwest of Hwy 79; near the City of St. Paul

Council District: 1

Account No.: 287310A000

Documents:

[PZ AGENDA PACKET - PRE19-08.PDF](#)  
[COMMENTS RECEIVED 7-11-19 - AMEREN MISSOURI.PDF](#)  
[REVISED PRELIMINARY PLAT.PDF](#)

## III. PRIVATE ROAD DEDICATION PLAT - LOCATED EAST OF HIGHWAY T

Application No: PRE19-09

Owner/Developer: Interstate Drive, L.L.C.

Property Surveyor: Premier Design Group

Property Zoning: A, Agricultural District (5-acre minimum lot size)

Location: East side of Highway T; approximately 2,350  
feet north of Westwood Trail

Council District: 2

Account No.: 610320A000

Documents:

[PZ AGENDA PACKET - PRE19-09.PDF](#)  
[190712 - REVISED PRELIMINARY PLAT.PDF](#)  
[REQUEST TO POSTPONE - RECEIVED JULY 16, 2019.PDF](#)

## IV. PRELIMINARY PLAT AND FINAL DEVELOPMENT PLAN FOR THE MISSOURI BLUFFS PUD - 18 RESEARCH PARK CIRCLE

Application: PRE19-03

Owner: Whittaker Golf, Inc. d/b/a Missouri Bluffs Golf Joint  
Venture and the University of Missouri

Developer: NT Home Builders, LLC

Engineer: Pickett, Ray & Silver

Property Zoning: RIA, Single-Family Residential District with Floodway Fringe and Planned Unit Development Overlay Districts

Number of lots: 221 dwellings (161 single-family dwellings and up to 60 attached dwellings)

Parcel Size: 386.52 acres

Location: South of the Missouri Research Park, west of Highway 64, and north of the Missouri River; near the City of Weldon Spring and the Village of Weldon Spring Heights

Council District: 2

Account No.: A946001690, A973001558, and T001200001

Documents:

[PZ AGENDA PACKET - PRE19-03.PDF](#)  
[MO BLUFFS VARIANCE EXHIBITS.PDF](#)  
[MO BLUFFS TRIP ADDENDUM LETTER.PDF](#)  
[ADDITIONAL COMMUNICATIONS RECEIVED AFTER 7-10-19.PDF](#)

#### **TABLED ITEMS**

##### **I. PRELIMINARY PLAT FOR THE RESUBDIVISION OF LOT 12 VALLI ACRES- 1354 VALLI LN**

Application No: PRE19-05

Owners/Developers: Daniel Lauders, Sydney Kroupa, and Audrey Bryant

Property Surveyor: Landmark Surveying Company

Existing Zoning: RIA, Single-Family Residential District (1-acre minimum lot size)

Requested Zoning: R1C, Single-Family Residential District (15,000 square foot lot size)

Proposed lots: 2

Parcel Size: 0.90 acres

Location: On the east side of Valli Lane, approximately 900 feet north of Hwy N; adjacent to the City of Cottleville

Council District: 3

Account No.: 552000A000

Documents:

[PZ AGENDA PACKET - PRE19-05.PDF](#)  
[VALLI ACRES REVISED PRELIMINARY PLAT - 7-11-19.PDF](#)

#### **APPROVAL OF MINUTES FROM THE JUNE 19, 2019 REGULAR MEETING**

**Documents:**

[6-19-19 PZ MTG MINUTES - DRAFT.PDF](#)

#### **OTHER BUSINESS**

ADJOURNMENT