

Sponsor: Mary West

AN ORDINANCE ANNEXING CERTAIN ADJACENT CONTIGUOUS LAND INTO THE CITY OF SAINT CHARLES, MISSOURI, AND ASSIGNING THE LAND TO A DESIGNATED WARD OF THE CITY BEING PETITIONED FOR ANNEXATION BY GREGORY W. GARRISON AND BROOKE L. GARRISON, APPROXIMATELY 2.00 ACRES OF LAND LOCATED AT 601 BLANCHE DRIVE.

WHEREAS, a certain verified petition signed by the owners of the land hereinafter described requesting annexation of said land into the City of Saint Charles, Missouri, was filed with the City Clerk; and

WHEREAS, said land as hereinafter described is adjacent and contiguous to the present municipal boundaries of the City of Saint Charles, Missouri; and

WHEREAS, the City Council of the City of Saint Charles, Missouri, does find and determine that said annexation is reasonable and necessary to the proper development of the City; and

WHEREAS, the City is able to furnish normal municipal services to said area within a reasonable time after annexation.

NOW THEREFORE, Be it Ordained by the Council of the City of Saint Charles, Missouri, as Follows:

SECTION 1. Pursuant to the Revised Statutes of Missouri Section 71.014, the land, as more particularly described in the attached Exhibit A which is incorporated herein by this reference, is annexed into the City of Saint Charles, Missouri.

SECTION 2. The boundaries of the City of Saint Charles, Missouri are altered so as to encompass the above described land lying adjacent and contiguous to the present municipal boundaries of the City.

SECTION 3. The City Clerk is directed to file three certified copies of this Ordinance with the County of St. Charles, Missouri.

SECTION 4. Severability. If any provision, clause, sentence, paragraph, section or part of this ordinance, or application thereof to any person, entity or political subdivision shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, or if any judgment shall find that a particular tract of land is not contiguous to the City of Saint Charles, said judgment shall not affect, impair or invalidate the remainder of this ordinance in the application of such provision to other person, entities or political subdivision, and shall be confined in

its operation to the provision, clause, sentence, paragraph, section or a part thereof directly involved in the controversy in which said judgment shall have been rendered and to the person, entity or political subdivision involved. It is hereby declared to be the legislative intent of the City Council that this ordinance would have been adopted had such unconstitutional, invalid provision or non-contiguous tract of land, clause, sentence, paragraph, section or part thereof not been included.

SECTION 5. The land annexed by this ordinance is designated as part of Ward Four of the City of Saint Charles, Missouri.

SECTION 6. This Ordinance shall be in full force and effect seven (7) days from the date of its passage and approval.

April 2, 2024  
Date Passed

Vince F. Ratchford  
Vince Ratchford, Presiding Officer

4-3-'24  
Date Approved by Mayor

Daniel J. Borgmeyer  
Daniel J. Borgmeyer, Mayor

Approved as to Form:

Attest:

Michael P. Cullen  
Michael P. Cullen, City Attorney      Date

Amberly Johnson  
City Clerk



## EXHIBIT A

### Legal Description

**All of Lot 16, containing 2.00 acres of Mittler's Acres, a subdivision within U.S. Survey No. 1198, Township 46 North, Range 4 East.**

**A Plat of said subdivision being recorded in the Recorder's Office in St. Charles County, Missouri, in Plat Book 4 at Pages 159-160**

**Subject to the reservations and restrictions as set forth and recorded with the plat of said subdivision in Book 235 at Page 509.**

Subject to building lines, conditions, easements, restrictions of record, and any zoning laws or ordinances affecting this property, if any.

**RCA FORM (OFFICE USE ONLY)**

Bill # 13804

MEETING/DATE: 3/19/2024

Regular  Special  Work Session

ATTACHMENT: YES  NO

Report  Resolution  Ordinance

**Request for Council Action**

**Ward(s):** 4 upon annexation

**Sponsor(s):** Mary West

**Description:**

Approve an ordinance to annex into the City a 2-acre tract of land known as 601 Blanche Drive.

**Contract Extension/Renewal:** Yes  No

**Information Paper Attached:** Yes  No

**Staff Recommendation:** Approve  Disapprove

**Board/Committee/Commission Recommendation:** Approve  Disapprove

**Summary:**

This application involves a 2-acre tract of land located at 601 Blanche Drive, which is currently under the jurisdiction of Unincorporated St. Charles County. Application Z-2024-04 (also on the March 19, 2024 City Council agenda) would establish zoning for this parcel, should it be annexed.

Staff recommends approval of the ordinance to annex the subject property into the City.

**Budget Impact:** (revenue generated, estimated cost, CIP item, etc.)

**Fiscal Impact:** N/A

**Account #:** N/A

**Project #:** N/A

RCA prepared by: LAB Dept. Dir. [Signature] Finance Dir. [Signature] Dir. of Admin. [Signature]



## DEPARTMENT OF COMMUNITY DEVELOPMENT

200 North Second Street  
Saint Charles, MO 63301  
636-949-3227  
FAX 636-949-3557

### VOLUNTARY ANNEXATION PETITION CONTIGUOUS PROPERTIES

To the City Council of the City of Saint Charles, Missouri:

The undersigned hereby petition(s) and request(s) the City Council of the City of Saint Charles, Missouri, to annex into the corporate limits of the City of Saint Charles, Missouri, any portion or part of the following tract of land, presently unincorporated contiguous to the corporate limits of the City of Saint Charles, Missouri.

**ADDRESS OF PROPERTY:** 601 Blanche Dr. Saint Charles, MO 63303

**PROPERTY ID NUMBER:** Parcel ID 3-0117-4359-00-0008.0000000 Account # 430830A000

**LEGAL DESCRIPTION OF THE PROPERTY MUST BE ATTACHED** MITTLER AC LOT 16 LESS 5X141'

The undersigned represent that they are owners of all fee interest of record of the above tract of land. This petition shall be a continuing obligation running with the land, and shall bind the subsequent owners, their heirs, executors, administrators, successors, assigns, or legal representatives. It is understood that this instrument will be recorded in the Recorder of Deeds, Office of Saint Charles County and shall be of record.

**PROPERTY OWNER(S)** *(Please print):*


(Name) Gregory W Garrison and Brooke L Garrison

(Address) 2314 Ashley Place Dr. St. Charles MO 63303

(Phone / Fax) 636-578-4362

(Email Address **REQUIRED**) ggarrison@rackandshelf.com

**SIGNATURE OF OWNER(S):**



Date: 2/1/24



Date: 2/1/24

Digital submittal of application preferred via [PZ@stcharlescitymo.gov](mailto:PZ@stcharlescitymo.gov). Directions for digital submittal are attached to this application

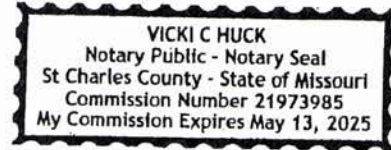
INDIVIDUAL

STATE OF MISSOURI }  
 }  
COUNTY OF SAINT CHARLES }

On this 2 day of February, 2024, before me personally appeared Gregory Garrison & Brooke Garrison, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Vicki C Huck  
Notary Public



CORPORATION

STATE OF MISSOURI )  
 )  
COUNTY OF )

On this \_\_\_ day of \_\_\_\_\_ in the year 20\_\_\_, before me, \_\_\_\_\_, a Notary Public in and for the State of Missouri, personally appeared \_\_\_\_\_ (name of officer), \_\_\_\_\_, (title of person, member, president, vice president, etc.,) of \_\_\_\_\_ (name of licensee), known to me to be the person who executed the within Annexation Petition in behalf of said \_\_\_\_\_ (LLC, partnership, etc.) and acknowledged to me that he or she executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County of St. Charles and State of Missouri, the day and year first above written.

\_\_\_\_\_  
Notary Public

My Commission Expires:

## Directions for Digital Submittal

1. Complete the applicable form for the requested review (forms may be found at the following link - <https://www.stcharlescitymo.gov/518/Forms>)
2. Attach the application and required plans and send to the email address below. If the attachments exceed 10mb, please provide information on location for file share download for staff.
  - [PZ@stcharlescitymo.gov](mailto:PZ@stcharlescitymo.gov) Planning and Zoning Commission (Rezoning, Annexations, Conditional Use Permit, Preliminary Plat, and Site Plans)
3. Once the email is sent, the Department will respond with an automatic email letting you know we have received the application and staff will contact you with applicable information on future agenda placement or if additional items are required. If you do not receive an automated response to your submittal email, please contact the Community Development Department at (636) 949-3222.
4. Submit application fee (if applicable) via mail to:  
Department of Community Development  
200 North 2<sup>nd</sup> Street, Suite 303  
St. Charles, MO 63301
5. Once received, staff will evaluate your request and provide comments (if any) via email with a deadline for re-submittal and provide directions for paper submittals for the Board/Commission packet.
6. After the submittal has been revised, email the applicable plan reviewer a digital copy and provide necessary paper copies as requested.

## Legal description of Property Information

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<b>Tax Year</b>	2023
<b>Account # / PIN</b>	430830A000
<b>Description</b>	MITTLER AC LOT 16 LESS 5X141'
<b>Geo CD</b>	3-0117-4359-00-0008.0000000
<b>Situs Address</b>	601 BLANCHE DR ST. CHARLES, MO 63303





## DEPARTMENT OF COMMUNITY DEVELOPMENT

200 North Second Street, Suite 303  
Saint Charles, MO 63301  
636-949-3227 FAX 636-949-3557

### APPLICATION FOR ESTABLISHING ZONING DISTRICT FOR NEWLY ANNEXED TRACT

CASE# (assigned by Staff): \_\_\_\_\_

**PROPERTY OWNER OF RECORD:**

(Name) \_\_\_\_\_  
Gregory W Garrison and Brooke L Garrison  
(Address) \_\_\_\_\_  
2314 Ashley Place Dr. St. Charles MO 63303  
(Phone / Fax) \_\_\_\_\_  
636-578-4362

**APPLICANT:**

(Name) \_\_\_\_\_  
Gregory W Garrison  
(Address) \_\_\_\_\_  
2314 Ashley Place Dr. St. Charles MO 63303  
(Phone / Fax) \_\_\_\_\_  
636-578-4362  
(Email **REQUIRED**) \_\_\_\_\_  
ggarrison@rackandshelf.com

**ADDRESS OF PROPERTY TO BE REZONED:** \_\_\_\_\_  
601 Blanche Dr. Saint Charles, MO 63303

**LEGAL DESCRIPTION OF THE PROPERTY MUST BE ATTACHED**

**REQUESTED ZONING DISTRICT:** R1C **PRESENT COUNTY ZONING DISTRICT:** R1E

**REASON FOR REZONING REQUEST:** New Primary Residential Home Construction

I (We), the undersigned, file this petition for a City Council action.  
The above statements and the statements contained in all of the attached exhibits transmitted  
herewith are true, to the best of my knowledge.

Signature of applicant: \_\_\_\_\_ Date: 2/1/24

Owner's signature authorizing application: \_\_\_\_\_ Date: 2/1/24

Digital submittal of application preferred via [PZ@stcharlescitymo.gov](mailto:PZ@stcharlescitymo.gov). Directions for digital submittal are attached.



**AGENDA ITEM #4**

**STAFF REPORT  
CASE NO. Z-2024-04  
601 BLANCHE DRIVE**

**FEBRUARY 26, 2024  
BY LARA BERRY**

**APPLICANT/ OWNER:** Gregory W. Garrison  
2314 Ashley Place Drive  
St. Charles, Missouri 63303

**ADDRESS/LOCATION:** 601 Blanche Drive  
Ward 3 upon annexation

**ACREAGE:** Approximately Two (2) Acres

**EXISTING ZONING:** County R1E Single-Family Residential District

**REQUESTED ZONING:** City R-1C Single-Family Residential District

**SURROUNDING ZONING:**

<u>Direction</u>	<u>Zoning</u>	<u>Use</u>
North	R-1C Single-Family Residential District	Single-Family Residential
South	County R1E Single-Family Residential District	Single-Family Residential
East	County R1E Single-Family Residential District	Single-Family Residential
West	County R1E Single-Family Residential District	Vacant/Undeveloped Land

**REQUEST**

The City has received an application to rezone 601 Blanche Drive (Parcel ID# 3-0117-4359-00-0008.00) upon annexation from St. Charles County R1E Single-Family Residential District to City of St. Charles R-1C Single-Family Residential District. The subject property is a two (2) acre lot and is located on Blanche Drive off of S. River Road. The annexation of this property will help to further incorporate a remaining pocket of property within Unincorporated St. Charles County. The residential structure that was originally on the property has been recently demolished and the owner wishes to annex to the City in order to tie into the City's utilities to build a new single-family dwelling. If the requested rezoning is approved, the property would operate in compliance

with the zoning regulations of the R-1C Single-Family Residential District.

**COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The St. Charles Comprehensive Plan adopted in 2002 and updated in 2012 recommends that land use decisions be based on a project's location and compatibility with surrounding development. This revision to the Comprehensive Plan was approved by the City Council, and was written under the direction of residents, elected officials, and City staff. The Comprehensive Plan identifies 15 activity centers in the city, locations characterized by elevated levels of development, density and activity. The activity centers are the most prominent, visible and intensely developed locations in the city, and the activity centers should be surrounded by land uses that gradually decrease in levels of activity, traffic and density. Proposed new development should be judged based upon its distance from the nearest activity center, its compatibility with what surrounds it, and whether the level of development it will generate contributes to a gradual decline in density or acts counter to that goal.

The subject property is located nearest to Activity Center #11 (Page Avenue/Arena Parkway). The zoning of properties immediately adjacent to the subject site are single-family residential and all are also developed for this use with the exception of the vacant property to the north. The Department of Community Development considers this rezoning request to be in general conformance with the Updated 2012 Comprehensive Plan and consistent with existing area land uses around the subject property.

**STAFF RECOMMENDATION**

After review of the rezoning request, the City's Zoning Ordinance, Comprehensive Plan and area development patterns, staff believes the requested rezoning is appropriate and is compatible with the zoning of the surrounding area. The Department of Community Development recommends that the rezoning request be forwarded to the City Council with a favorable recommendation.

**Recommended Motion:**

*Motion to forward a recommendation of approval to the City Council for the request to rezone upon annexation an approximately two (2) acre tract of land known as 601 Blanche Drive from County R1E Single-Family Residential District to City R-1C Single-Family Residential District.*



Figure 1: Aerial photo of the Subject Property.

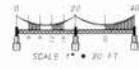


Figure 2: Photo of the Subject Property (with the former residential structure).

# BOUNDARY RETRACEMENT AND IMPROVEMENT SURVEY

## 601 BLANCHE DRIVE

LOT 16 OF MITTLER ACRES  
PLAT BOOK: 4 PAGE(S): 159-160  
ST. CHARLES COUNTY, MISSOURI

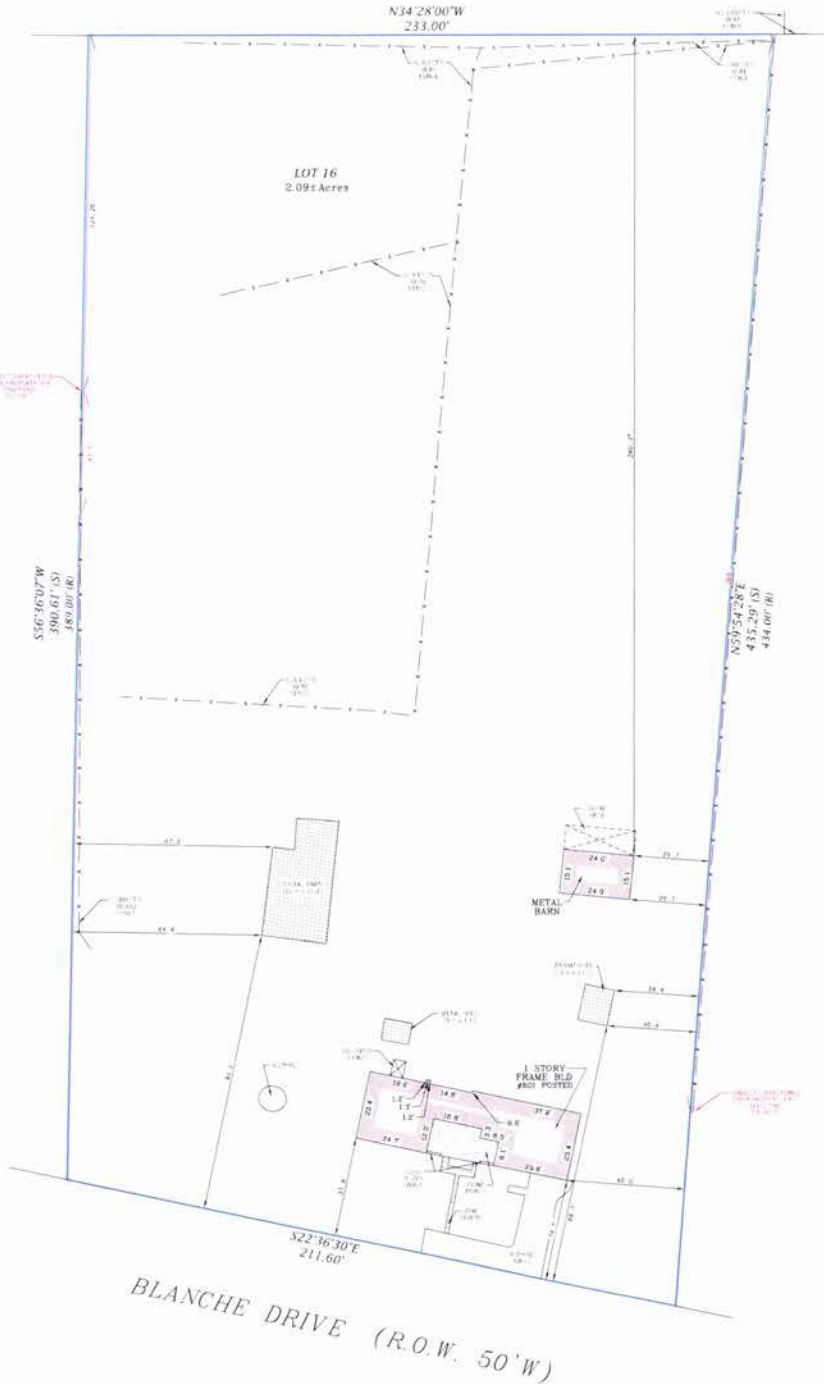


N/E  
PARCEL  
3-0117-1188-00-0001 000000  
D.B. 6941, P.C. 443

N/E  
PARCEL  
3-0117-4358-00-0029 000000  
D.B. 5762, P.C. 1439

SANDOW FARMS  
P.B. 50 P.C.S. 153-156

LOT 4  
N/E  
PARCEL  
3-0117-0700-00-0004 000000  
D.B. 2022, P.C. 6077



BLANCHE DRIVE (R.O.W. 50' W)

**ALTEA, LLC**  
Consulting Land Surveyors  
1111 N. G. Street, Suite 100  
St. Charles, MO 63304  
Phone: 636-592-1111  
Fax: 636-592-1112  
www.altea.com

**PROJECT INFORMATION**  
BOUNDARY SURVEY  
PROJECT NUMBER: 23-0361

FIELD SHEET	34-088	SHEET	1
CAD DRAWING	22-100573	OF	1
DRAWN BY	ECB		
DRAWN DATE	12-17-2023		
REVISION	RM		
REVISION DATE	12-17-2023		

**ABBREVIATIONS**

—	BOUNDARY LINE	—	PROPERTY LINE
---	ADJACENT LINE	---	WOODS/FOREST
---	EASEMENT LINE	---	WOODS/FOREST
---	SEWER LINE	---	WOODS/FOREST
---	WATER LINE	---	WOODS/FOREST
---	UTILITY LINE	---	WOODS/FOREST
---	ADJACENT LINE	---	WOODS/FOREST
---	EASEMENT LINE	---	WOODS/FOREST
---	SEWER LINE	---	WOODS/FOREST
---	WATER LINE	---	WOODS/FOREST
---	UTILITY LINE	---	WOODS/FOREST

**LINE TYPES**

---	ADJACENT LINE	---	WOODS/FOREST
---	EASEMENT LINE	---	WOODS/FOREST
---	SEWER LINE	---	WOODS/FOREST
---	WATER LINE	---	WOODS/FOREST
---	UTILITY LINE	---	WOODS/FOREST

**TITLE NOTES**

1. FOR THE PURPOSE OF THIS SURVEY, ALL EASEMENTS, RIGHTS, CLAIMS AND INTERESTS IN THE PROPERTY HAVE BEEN FULLY REVEALED BY THE SURVEYOR'S FIELD NOTES AND THIS SURVEY IS CONSIDERED TO BE A COMPLETE AND ACCURATE REPRESENTATION OF THE PROPERTY AS OF THE DATE OF THE SURVEY.

2. TEMPORARY CONSTRUCTION EASEMENT PER 115.040, EASEMENT LINED UPON COMPLETION OF EACH LINE.

**SURVEYOR'S NOTES**

1. BOUNDARY LINE OF LOT 16, MITTLER ACRES, PLAT BOOK 4, PAGE(S) 159-160.

2. THE SUBJECT TRACT CONTAINS 2.09± ACRES MORE OR LESS.

**SURVEYOR'S STATEMENT**

I, the undersigned, being a duly qualified and licensed land surveyor in the State of Missouri, do hereby certify that I have personally supervised and conducted this survey in accordance with the provisions of the Missouri Surveying and Mapping Act, Chapter 165, R.S.Mo., and that the same has been completed in accordance with the standards of the Missouri Board of Surveying and Mapping, and that the same is a true and correct representation of the facts as shown to me by the parties to this survey and as shown by the original records of this survey on file in the office of the Surveyor General of the State of Missouri, and that I have not been furnished with any information which would cause me to believe that the same is not a true and correct representation of the facts as shown to me by the parties to this survey and as shown by the original records of this survey on file in the office of the Surveyor General of the State of Missouri, and that I have not been furnished with any information which would cause me to believe that the same is not a true and correct representation of the facts as shown to me by the parties to this survey and as shown by the original records of this survey on file in the office of the Surveyor General of the State of Missouri.

DATE: 12-17-2023

STATE OF MISSOURI  
DAVID MORTON  
15-2278  
SURVEYOR

---

**Kimberlee Husch**

417-234-1130

St. Charles, MO 63303

kimberlee@husch.com

In Regards to the hearing for the rezoning annex of 601 Blanche Drive,

As a resident of Blanche Drive in St. Charles County, I am against this rezoning annexation, as I see in no way that it will benefit the other residents of Blanche Drive.

Most of the properties on Blanche have wells and are on a septic system, not to mention we are in the county, and it is a dead end street. I'd rather not have to pay extra taxes, and have more rules and regulations imposed on my fellow neighbors and myself, especially since there is no real need for it.

No matter how you think about it, I can see no merit in rezoning that lot.

Sincerely,

**Kimberlee Husch**

Resident of 588 Blanche Drive for 33 years.

2023R-007085

02/27/2023 12:41:41 PM

\$ 33.00

PAGES: 5

CERTIFIED-FILED FOR RECORD

MARY E. DEMPSEY

RECORDER OF DEEDS

ST. CHARLES COUNTY, MISSOURI

BY: MKIMBLE

\*ELECTRONICALLY RECORDED\*

---

Continental Title Company: 23446614

**GENERAL WARRANTY DEED**

(Individual)

*This Deed*, Made and entered into as of this 23rd day of February, 2023, by and between **Easton Harold Wade III and Lisa Wade, husband and wife and Timothy Harold Wade and Cathy Wade, husband and wife and Pamela Sue Wade, a single person and Debra Ann Goettel, a single person and Randy Rufo Wade, a single person and Rocky Shane Wade, a single person and Tara Lynn Wade-Passafaro and Shane Passafaro, wife and husband**, whose address is: 460 Pearl Ridge Ct., Saint Charles, MO 63303, in the county of Saint Charles State of Missouri, party (or parties) of the first part, as Grantor(s), and **Gregory Garrison and Brooke Garrison, husband and wife**, whose mailing address is: 2314 Ashley Place Dr., Saint Charles, MO 63303 in the County of Saint Charles, State of MO, party (or parties) of the second part, Grantee(s).

WITNESSETH, that the said party (or parties) of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by the said party (or parties) of the second part, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party (or parties) of the second part, the following described Real Estate, situated in the County of **Saint Charles** State of Missouri, to-wit:

**All of Lot 16, containing 2.00 acres of Mittler's Acres, a subdivision within U.S. Survey No. 1198, Township 46 North, Range 4 East.**

**A Plat of said subdivision being recorded in the Recorder's Office in St. Charles County, Missouri, in Plat Book 4 at Pages 159-160**

**Subject to the reservations and restrictions as set forth and recorded with the plat of said subdivision in Book 235 at Page 509.**

Subject to building lines, conditions, easements, restrictions of record, and any zoning laws or ordinances affecting this property, if any.

**TO HAVE AND TO HOLD** the same, together with all rights and appurtenances to the same belonging, unto the said party (or parties) of the second part, and to the heirs and assigns of such party (or parties) forever.

The said party (or parties) of the first part hereby covenanting that said party (or parties) and the heirs, executors, administrators and assigns of such party (or parties), shall and will *WARRANT AND DEFEND* the title to the premises unto the said party (or parties) of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting however, the general taxes for the calendar year 2023 and thereafter, and any special taxes becoming a lien after the date of this deed.

*IN WITNESS WHEREOF*, the said party (or parties) of the first part has or have hereunto set their hand or hands the day and year first above written.

Easton Harold Wade III  
Easton Harold Wade III

Lisa Wade  
Lisa Wade

Timothy Harold Wade  
Timothy Harold Wade

Cathy Wade  
Cathy Wade

Pamela Sue Wade  
Pamela Sue Wade

Debra Ann Goettel  
Debra Ann Goettel

Randy Rufo Wade  
Randy Rufo Wade

Rocky Shane Wade  
Rocky Shane Wade

Tara Lynn Wade-Passafaro  
Tara Lynn Wade-Passafaro

Shane Passafaro  
Shane Passafaro



The said party (or parties) of the first part hereby covenanting that said party (or parties) and the heirs, executors, administrators and assigns of such party (or parties), shall and will *WARRANT AND DEFEND* the title to the premises unto the said party (or parties) of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting however, the general taxes for the calendar year **2023** and thereafter, and any special taxes becoming a lien after the date of this deed.

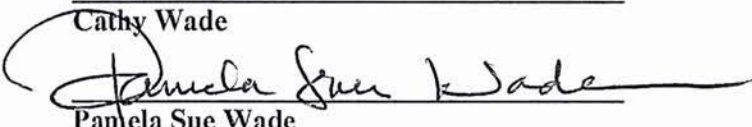
*IN WITNESS WHEREOF*, the said party (or parties) of the first part has or have hereunto set their hand or hands the day and year first above written.

\_\_\_\_\_  
Easton Harold Wade III

\_\_\_\_\_  
Lisa Wade

\_\_\_\_\_  
Timothy Harold Wade

\_\_\_\_\_  
Cathy Wade

  
Pamela Sue Wade

\_\_\_\_\_  
Debra Ann Goettel

\_\_\_\_\_  
Randy Rufo Wade

\_\_\_\_\_  
Rocky Shane Wade

\_\_\_\_\_  
Tara Lynn Wade-Passafaro

\_\_\_\_\_  
Shane Passafaro

State of Missouri )  
 )SS.  
County Of St. Charles )

On this 23rd day of February, 2023, before me the undersigned notary, personally appeared **Easton Harold Wade III and Lisa Wade, husband and wife and Timothy Harold Wade and Cathy Wade, husband and wife and Debra Ann Goettel, a single person and Randy Rufo Wade, a single person and Rocky Shane Wade, a single person and Tara Lynn Wade-Passafaro and Shane Passafaro, wife and husband**, who proved to me through identification documents which was a **Passport / Driver's License/ State ID or** \_\_\_\_\_, to me personally known to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

\_\_\_\_\_  
- Notary Public



My Commission Expires:

State of Florida )  
 )SS.  
County Of \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me the undersigned notary, personally appeared **Pamela Sue Wade, a single person** who proved to me through identification documents which was a **Passport / Driver's License/ State ID or** \_\_\_\_\_, to me personally known to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

\_\_\_\_\_  
- Notary Public

My Commission Expires:

State of Missouri )  
 )SS.  
County Of St. Charles )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me the undersigned notary, personally appeared **Easton Harold Wade III and Lisa Wade, husband and wife and Timothy Harold Wade and Cathy Wade, husband and wife and Debra Ann Goettel, a single person and Randy Rufo Wade, a single person and Rocky Shane Wade, a single person and Tara Lynn Wade-Passafaro and Shane Passafaro, wife and husband**, who proved to me through identification documents which was a **Passport / Driver's License/ State ID** or \_\_\_\_\_, to me personally known to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

\_\_\_\_\_  
- Notary Public

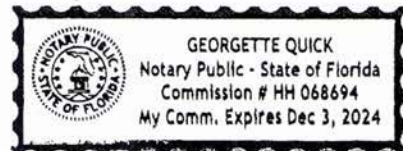
My Commission Expires:

State of Florida )  
 )SS.  
County Of Palm Beach )

On this 22 day of February, 2023, before me the undersigned notary, personally appeared **Pamela Sue Wade, a single person** who proved to me through identification documents which was a **Passport / Driver's License/ State ID** or \_\_\_\_\_, to me personally known to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Georgette L Quick  
- Notary Public



My Commission Expires: 12-3-2024



**DEPARTMENT OF COMMUNITY DEVELOPMENT**

200 North Second Street, Suite 303

Saint Charles, MO 63301

636-949-3227 FAX 636-949-3557

**APPLICATION FOR ESTABLISHING ZONING DISTRICT FOR  
NEWLY ANNEXED TRACT**

CASE# (assigned by Staff): \_\_\_\_\_

**PROPERTY OWNER OF RECORD:**

(Name) \_\_\_\_\_  
Gregory W Garrison and Brooke L Garrison

(Address) \_\_\_\_\_  
2314 Ashley Place Dr. St. Charles MO 63303

(Phone / Fax) \_\_\_\_\_  
636-578-4362

**APPLICANT:**

(Name) \_\_\_\_\_  
Gregory W Garrison

(Address) \_\_\_\_\_  
2314 Ashley Place Dr. St. Charles MO 63303

(Phone / Fax) \_\_\_\_\_  
636-578-4362

(Email REQUIRED) \_\_\_\_\_  
ggarrison@rackandshelf.com

ADDRESS OF PROPERTY TO BE REZONED: 601 Blanche Dr. Saint Charles, MO 63303

**LEGAL DESCRIPTION OF THE PROPERTY MUST BE ATTACHED**

REQUESTED ZONING DISTRICT: R1C PRESENT COUNTY ZONING DISTRICT: R1E

REASON FOR REZONING REQUEST: New Primary Residential Home Construction

I (We), the undersigned, file this petition for a City Council action.  
The above statements and the statements contained in all of the attached exhibits transmitted  
herewith are true, to the best of my knowledge.

Signature of applicant: *Gregory W Garrison* Date: 2/1/24

Owner's signature authorizing application: *Brooke L Garrison* Date: 2/1/24

Digital submittal of application preferred via PZ@stcharlescitymo.gov. Directions for digital  
submittal are attached.



## DEPARTMENT OF COMMUNITY DEVELOPMENT

200 North Second Street  
Saint Charles, MO 63301  
636-949-3227  
FAX 636-949-3557

### VOLUNTARY ANNEXATION PETITION CONTIGUOUS PROPERTIES

To the City Council of the City of Saint Charles, Missouri:

The undersigned hereby petition(s) and request(s) the City Council of the City of Saint Charles, Missouri, to annex into the corporate limits of the City of Saint Charles, Missouri, any portion or part of the following tract of land, presently unincorporated contiguous to the corporate limits of the City of Saint Charles, Missouri.

**ADDRESS OF PROPERTY:** 601 Blanche Dr. Saint Charles, MO 63303

**PROPERTY ID NUMBER:** Parcel ID 3-0117-4359-00-0008.0000000 Account # 430830A000

**LEGAL DESCRIPTION OF THE PROPERTY MUST BE ATTACHED** MITTLER AC LOT 16 LESS 5X141'

The undersigned represent that they are owners of all fee interest of record of the above tract of land. This petition shall be a continuing obligation running with the land, and shall bind the subsequent owners, their heirs, executors, administrators, successors, assigns, or legal representatives. It is understood that this instrument will be recorded in the Recorder of Deeds, Office of Saint Charles County and shall be of record.

**PROPERTY OWNER(S)** (Please print):


(Name) Gregory W Garrison and Brooke L Garrison

(Address) 2314 Ashley Place Dr. St. Charles MO 63303

(Phone / Fax) 636-578-4362

(Email Address **REQUIRED**) ggarrison@rackandshelf.com

**SIGNATURE OF OWNER(S):**



Date: 2/1/24



Date: 2/1/24

Digital submittal of application preferred via [PZ@stcharlescitymo.gov](mailto:PZ@stcharlescitymo.gov). Directions for digital submittal are attached to this application

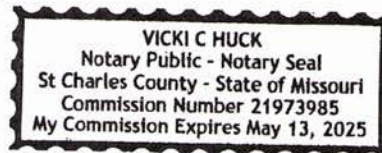
INDIVIDUAL

STATE OF MISSOURI }  
COUNTY OF SAINT CHARLES }

On this 2 day of February, 2024, before me personally appeared Gregory Garrison & Brooke Garrison, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Vicki C Huck  
Notary Public



CORPORATION

STATE OF MISSOURI )  
COUNTY OF )

On this \_\_\_ day of \_\_\_\_\_ in the year 20\_\_\_, before me, \_\_\_\_\_, a Notary Public in and for the State of Missouri, personally appeared \_\_\_\_\_ (name of officer), \_\_\_\_\_, (title of person, member, president, vice president, etc.,) of \_\_\_\_\_ (name of licensee), known to me to be the person who executed the within Annexation Petition in behalf of said \_\_\_\_\_ (LLC, partnership, etc.) and acknowledged to me that he or she executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County of St. Charles and State of Missouri, the day and year first above written.

\_\_\_\_\_  
Notary Public

My Commission Expires:

## Directions for Digital Submittal

1. Complete the applicable form for the requested review (forms may be found at the following link - <https://www.stcharlescitymo.gov/518/Forms>)
2. Attach the application and required plans and send to the email address below. If the attachments exceed 10mb, please provide information on location for file share download for staff.
  - [PZ@stcharlescitymo.gov](mailto:PZ@stcharlescitymo.gov) Planning and Zoning Commission (Rezoning, Annexations, Conditional Use Permit, Preliminary Plat, and Site Plans)
3. Once the email is sent, the Department will respond with an automatic email letting you know we have received the application and staff will contact you with applicable information on future agenda placement or if additional items are required. If you do not receive an automated response to your submittal email, please contact the Community Development Department at (636) 949-3222.
4. Submit application fee (if applicable) via mail to:  
Department of Community Development  
200 North 2<sup>nd</sup> Street, Suite 303  
St. Charles, MO 63301
5. Once received, staff will evaluate your request and provide comments (if any) via email with a deadline for re-submittal and provide directions for paper submittals for the Board/Commission packet.
6. After the submittal has been revised, email the applicable plan reviewer a digital copy and provide necessary paper copies as requested.

**Legal description of Property Information**

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**Tax Year** 2023

**Account # / PIN** 430830A000

**Description** MITTLER AC LOT 16 LESS 5X141'

**Geo CD** 3-0117-4359-00-0008.0000000

**Situs Address** 601 BLANCHE DR  
ST. CHARLES, MO 63303