

PUBLICATION OF THE JANUARY NEWSLETTER WAS DELAYED TO PROVIDE UP TO DATE INFORMATION ON PENDING PUBLIC HEARINGS AND BOUNDARY COMMISSION ISSUES.

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#### NOTICE OF PUBLIC HEARING

The St. Louis County Planning Commission will hold a public hearing at 7:00 P.M. on Tuesday, February 20, 1990 in the County Council Chambers, Administration Building, County Government Center, 41 South Central Avenue, Clayton. Two proposals of interest to Old Jamestown Area residents will be presented at this meeting. They are:

A proposal to amend the Zoning Ordinance as it relates to the permitting and operation of Day Care Homes in residential districts. The major issue will be whether such businesses can be permitted in a residential neighborhood without a prior public hearing. This issue will most likely be covered by the television media at the hearing

A proposal for Waldbart Nursery to relocate to a site on the north side of Lindbergh opposite Delcastle Drive.

Additional information on these proposals may be found elsewhere in the Newsletter.

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#### REPORT ON GENERAL ASSOCIATION MEETING

The general Association meeting was held on Monday, October 30, 1989 at St. Andrew's United Methodist Church. Forty members were in attendance.

Louis Becker, a trustee of the Wedgewood Subdivision and a member of the Home Day Care Ad Hoc Committee, was the guest speaker. His topic was the "Operation of Large Day Care Homes In Residential Areas". Informational material was distributed regarding the proposal that would allow day care to operate without a Conditional Use Permit or a public hearing. Members were urged to write the County Council and voice their preference for keeping day care under the current conditional land use regulations.

The Boundry Commission is being established with 4 members chosen from County Council nominees from the unincorporated areas and 6 members from nominees of incorporated municipalities. The County Executive makes the final selection.

Early last summer an informational survey was sent out by the City of Black Jack on possible annexation. Due to a mix-up in the mailing, it was not intended for the area north of Lindbergh.

Donna Smith, an Association member, spoke about the Partnership For The Future and its purpose. The County is planning to hold several meetings in North County in order to gain input from area residents. Everyone is encouraged to attend a meeting and voice their priorities.

An open forum discussing the status of pending developments in the area, and the consideration of incorporation concluded the meeting.

## SINKHOLE ARTICLE IN THE INDEPENDENT NEWS

"Sinkholes Abound in Florissant Karst" was the title of a feature article in the January 25th edition of the Independent News, a Florissant weekly publication. The article emphasized the characteristics of the Florissant karst that make the area uniquely different from other karst formations in the midwestern region. The role of the Association in providing educational information to achieve a public and governmental awareness of this valuable environmental asset was acknowledged.

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## THREE NAMED TO PLANNING COMMISSION

The St. Louis County Council has approved the nominations by County Executive H.C. Milford to appoint one new Planning Commissioner and two present members for reappointment. The new member is Robert Mabry, senior estimator for Accurate Construction Company. The reappointments are Joan McGivney of Webster Groves and James L. Smith of North County, vice president of Nooney Krombach Co.

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## "PARTNERSHIP FOR THE FUTURE" PROJECT CONCLUDES

The St. Louis County government Partnership For The Future project was concluded last week by a report to the County Council that prioritized the issues of most interest and concern to county residents. The report was compiled from data obtained by:

- \*\* a Citizen Questionnaire which was distributed with personal property tax bills.
- \*\* 32 Community Meetings held throughout the County in November and December.
- \*\* a Citizen Conference attended by 100 volunteers held in January.

Results of the study will assist the County Government in developing a conceptual plan on how to deal with challenges affecting the environment, the land, services, safety, housing, and overall quality of life.

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## BOUNDARY COMMISSION BEGINS WORK

The St. Louis County Boundary Commission, established by state law in 1989, has begun their work of reviewing proposals for annexations, mergers, and incorporations in St. Louis County. The Commission was established when it became apparent that the Board of Freeholders concept and their plan to reorganize the County would not succeed. The concept of the Freeholders was subsequently ruled illegal by the courts and as result their reorganization plan, which had considerable opposition, was never brought to a vote. The main purpose of the Commission will be to authorize the boundaries of proposals for annexations, mergers, and incorporations that will insure an efficient consolidation of municipalities and annexation of unincorporated areas by the year 2000. The first proposals to be reviewed will be the incorporation of Thornhill and annexations by Creve Coeur and Black Jack.

PLANNING COMMISSION TO REVIEW DAY CARE HOME PROPOSAL

The Planning Commission will hold a public hearing on February 20th to hear a proposal that will change the County Zoning Ordinance as it relates to the permitting and operation of Large Day Care Homes in residential areas. The proposal has been formulated by the Home Day Care Ad Hoc Study Committee appointed last year by the County Council after a major controversy over permitting such a facility in a South County subdivision.

Babysitting of up to four unrelated children in your home is presently allowed by the County Zoning Ordinance in all residential districts as a "home occupation". No special permission is required. A "large day care home", which is essentially 5-10 children, presently falls into the classification of a Day Care Center and requires a Conditional Use Permit to operate in a residential district. The procedure for issuing a Conditional Use Permit requires that a public hearing be held to hear comments from interested citizens.

The main issue in the proposal is the elimination of the Conditional Use Permit requirement (and thus the public hearing). The draft of the proposal indicates two possible versions for notifying neighboring property owners, neither of which includes a public hearing. They are:

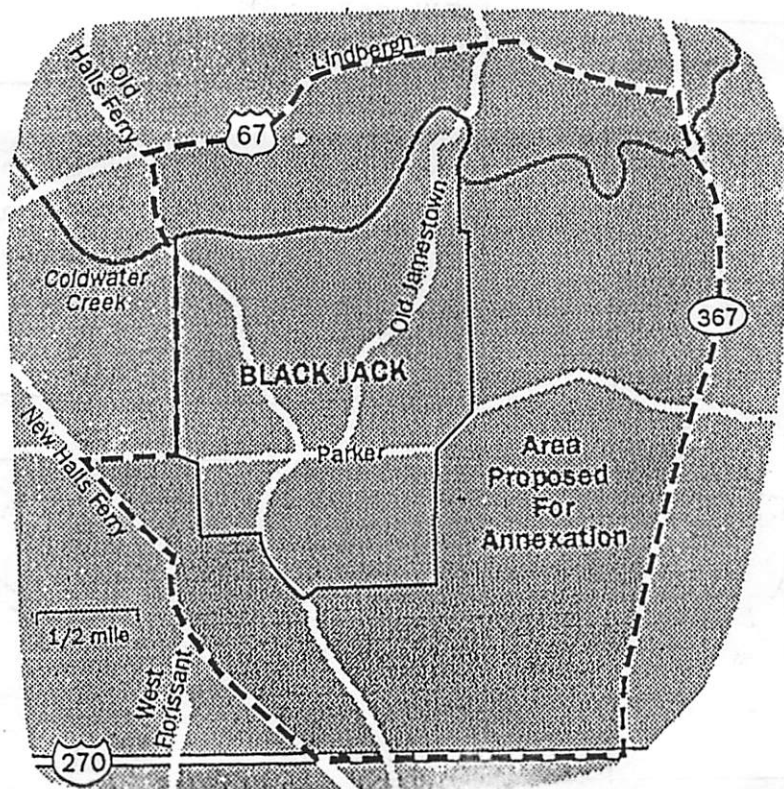
- a. "requires that the neighbors be notified about the day care home license 90 days after the issuance of the license."
- b. "Requires that the neighbors be notified upon receipt of the application."

This proposal has widespread support among special interest groups in the child care industry, including national organizations such as The Child Care Law Center from California. Elimination of the Conditional Use Permit requirement to allow the operation of a commercial business in a residential area with no input from neighboring residents would set a serious precedent.

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BLACKJACK SUBMITS ANNEXATION PROPOSAL TO BOUNDARY COMMISSION

The City of Black Jack has formally submitted their proposal for annexation to the County Boundary Commission. After public hearings and a review of the data, the Commission will determine the boundary proposal that will be placed on the ballot and submitted to a vote of residents of Black Jack and the proposed annexation area. The Commission must evaluate the extension of the city boundary northward from Cold Water Creek to Lindbergh, and its effect upon the eventual governmental affiliation of that area from Lindbergh north to the Missouri River.



UPDATE ON DEVELOPMENT PROPOSALS AND PROJECTS

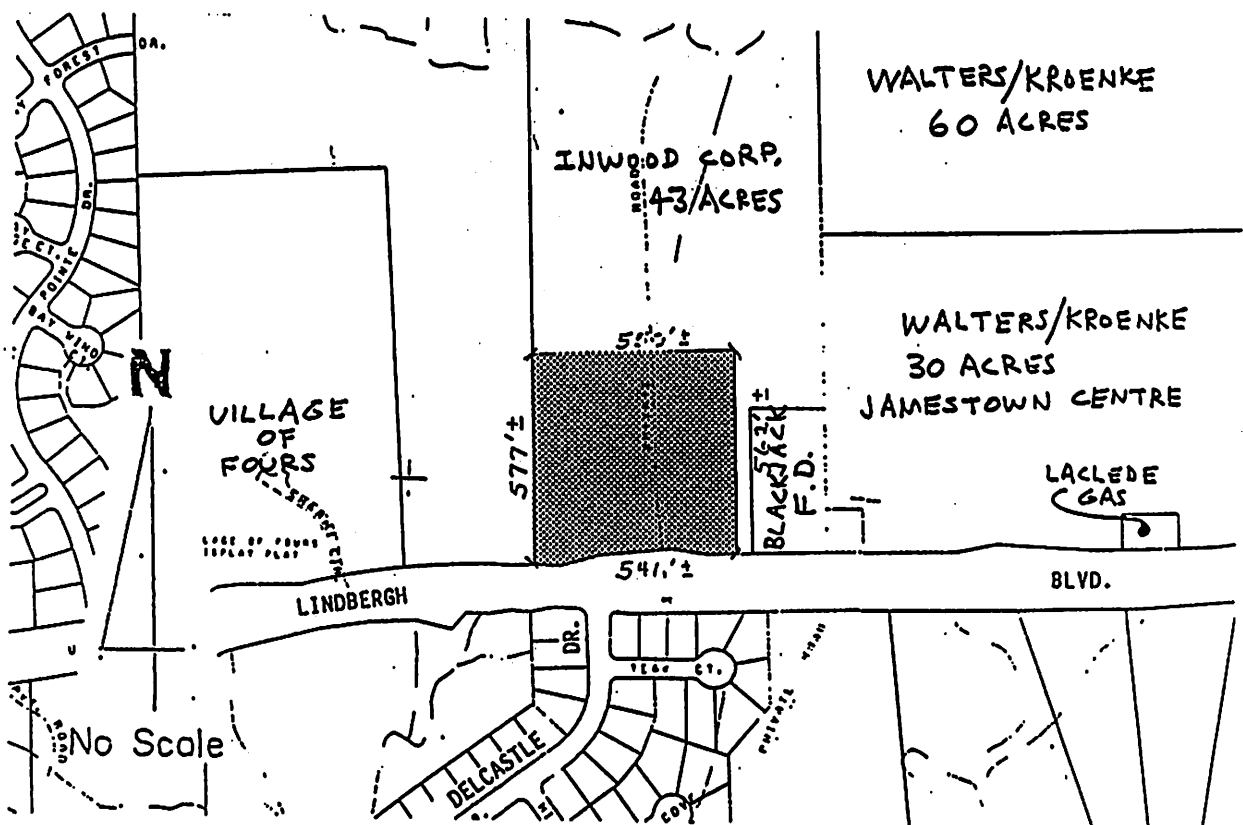
The following information is an attempt to summarize the status of projects which are either proposed or under construction in the Old Jamestown area.

**JAMESTOWN CENTRE** - Walters/Kroenke Development Co.  
 Northwest corner of Lindbergh and Old Jamestown Road.  
 Thirty acres of commercial including a large retail store (originally a Wal-Mart), grocery store, banking facility, two fast food restaurants, small retail shops, and two medical/office buildings. This project was approved in 1985 but did not proceed after Wal-Mart withdrew their interest in the location. The karst topography to the north of this property causes a major problem in the disposal of storm water runoff. The County has approved an automated pumping system in the event the sinkholes become blocked.

**STATUS** - No change. Development of the site has been delayed pending the outcome of a lawsuit that will dissolve the partnership of Walters/Kroenke. Title to the property will go to the partner submitting the highest bid. The eventual development of this site will be dependent upon which partner acquires ownership.

**WALDBART NURSERY** - The plan, approved in April 1988, for Waldbart Nursery to relocate from their present site on Lindbergh to a nine acre tract around the corner on Old Jamestown Road is no longer being considered. The delay in the settlement of the Walters/Kroenke lawsuit has eliminated the reason to vacate the Lindbergh location before expiration of the Waldbart lease in 1991.

**STATUS** - A new proposal will be presented at public hearing on Tuesday February 20th for Waldbart to relocate to a seven acre site on Lindbergh opposite Delcastle Drive and immediately west of a site owned by the Blackjack Fire Protection District for a future fire station. The same type of business as presently conducted is planned for the new location. Access to the nursery will be off a new street to be constructed along the east property line common to the Fire District property. That street extended to the north will provide access to the property to the north of the nursery.



BRADFORD PLACE - Behlmann Builders Inc.  
Twenty three acres on the east corner of Vaile Avenue and Old Halls Ferry Road approved for 52 single family residences at R-2 density. Lot sizes of 1/4, 1/3, and 1/2 acre.

STATUS - Grading, sewers, streets, and display homes will be constructed in February and March.

AFSHARI ENTERPRISES INC.

Five acre tract on the north side of Lindbergh, 1/4 mile west of Lewis and Clark Blvd. Request for a change of zoning from "NU" Non-Urban to "C-8" Planned Commercial District to include medical offices, pharmacy, and all other uses permitted in the "C-2" Shopping District. The proposed use would be general offices, medical offices, and a pharmacy with optional bookstore and/or cardshop

STATUS - The Planning Commission voted on May 1st by an 8-0 vote to recommend denial of this proposal. The developer subsequently requested that a revised plan which decreased the size of the buildings and eliminated the retail uses be considered. After review, the Planning Commission restated their reasons for recommending denial. The County Council referred the proposal to their Public Improvements Committee for review.

The PIC meeting was held on Thursday, January 25th, at 11:15 AM in Clayton. The Association informed neighboring residents of the scheduled meeting and as a result there was a total of six association representatives and residents present. The Association reaffirmed its recommendation for a moratorium on any development in that watershed until there is a solution to the stormwater drainage problem. Residents displayed pictures of flooding conditions on their property after major rainstorms. The Committee voted to take the proposal under advisement pending stormwater and traffic studies.

The Association expressed concern about the manner in which this proposal had been processed by the County. Specifically that: ten months after the initial public hearing in March 1989 which resulted in an 8-0 recommendation for denial by the Planning Commission, a subcommittee of the County Council was hearing a revised proposal (in which the Planning Commission saw no essential change) at a meeting for which residents were not notified.

The Association reiterated concerns expressed by residents at the original public hearing of the minimum quality of design and construction exhibited on other projects by this developer in North County.

ADOLPHUS AND GREEN

A 2.4 acre tract on the south side of Lindbergh approximately 200 feet west of Lewis and Clark. This site has been rezoned for a sitdown restaurant and either a fast food restaurant or a gas station/convenience store/car wash.

STATUS - No change. Awaiting development.

SINKS ROADS ESTATES - Bumb Construction Inc.  
13 three acre tracts located on the West side of Sinks Road approximately one mile North of Robbins Mill Road. County water, gas, concrete streets, septic tanks.

STATUS - Four lots sold, streets are installed, water mains being installed, development will be kept private.



VILLAGE OF FOURS - Donald Basford.  
68 units on 18 acres arranged in 14 four family buildings at R-2 and R-3 density. North side of Lindbergh approximately one half mile west of Old Jamestown Road.

STATUS - The developer is apparently seeking new financing to complete the project.

COLONY OF JAMESTOWN (Formerly Bay Pointe)-Jefferson Savings and Loan.  
Twenty three acres of R-2 and R-3 single family (PEU) consisting of 69 units located on the north side of Lindbergh between Village of Fours and Chambers Park.

STATUS - Streets and utilities are complete. Jefferson Savings and Loan will not be developing the project as reported in the last newsletter. The project will be temporarily delayed until a new builder is selected.

The following projects are under construction in the Old Jamestown Area.

GLEN EAGLES - Gary Mazander.  
21 single family units on 66 acres (three acre tracts) in Non Urban zoning. Southeast side of Vaile Avenue northeast of Old Halls Ferry.

JAMESTOWN FOREST - Wallace and Reis  
Three acre density development on 56 acres (18 sites ranging from two to five acres). South side of Old Jamestown Road approximately one half mile north of Fort Bellefontaine Road

DIANE MARIE ESTATES - Dalton Construction/Dave Shone  
Old Jamestown Road opposite Shamblin Drive. Twenty nine one acre single family sites.

PORTLAND LAKE ESTATES - F.M. Kemp Group  
Northeast side of Old Halls Ferry Road, northwest of Vaile Ave. Thirty two acres of R-2 single family units.

PORTLAND LAKE ESTATES ADDITION - F.M. Kemp Group  
North side of Old Halls Ferry Road extension and situated between Champ Park and Portland Lake Estates. Sixty nine acres of R-2 single family units.

PARC ARGONNE ESTATES - M.J. Behlmann  
Thirty seven one acre sites on forty nine acres. Old Jamestown Road and Vaile Ave.

BARRINGTON DOWNS - J.L. Mason

GARDENS OF SACRE COEUR - Rolwes

SACRE COEUR - Rolwes

EXECUTIVE ESTATES - Nova

PARC ARGONNE EXECUTIVE ESTATES - A. Behlmann