

## ANOTHER IMPORTANT PUBLIC HEARING SCHEDULED

The St. Louis County Planning Commission will hold a public hearing on **Monday, November 17, 1997 at 7:00 P.M. in the County Council Chambers, Administration Building, County Government Center, 41 South Central Ave. in Clayton.**

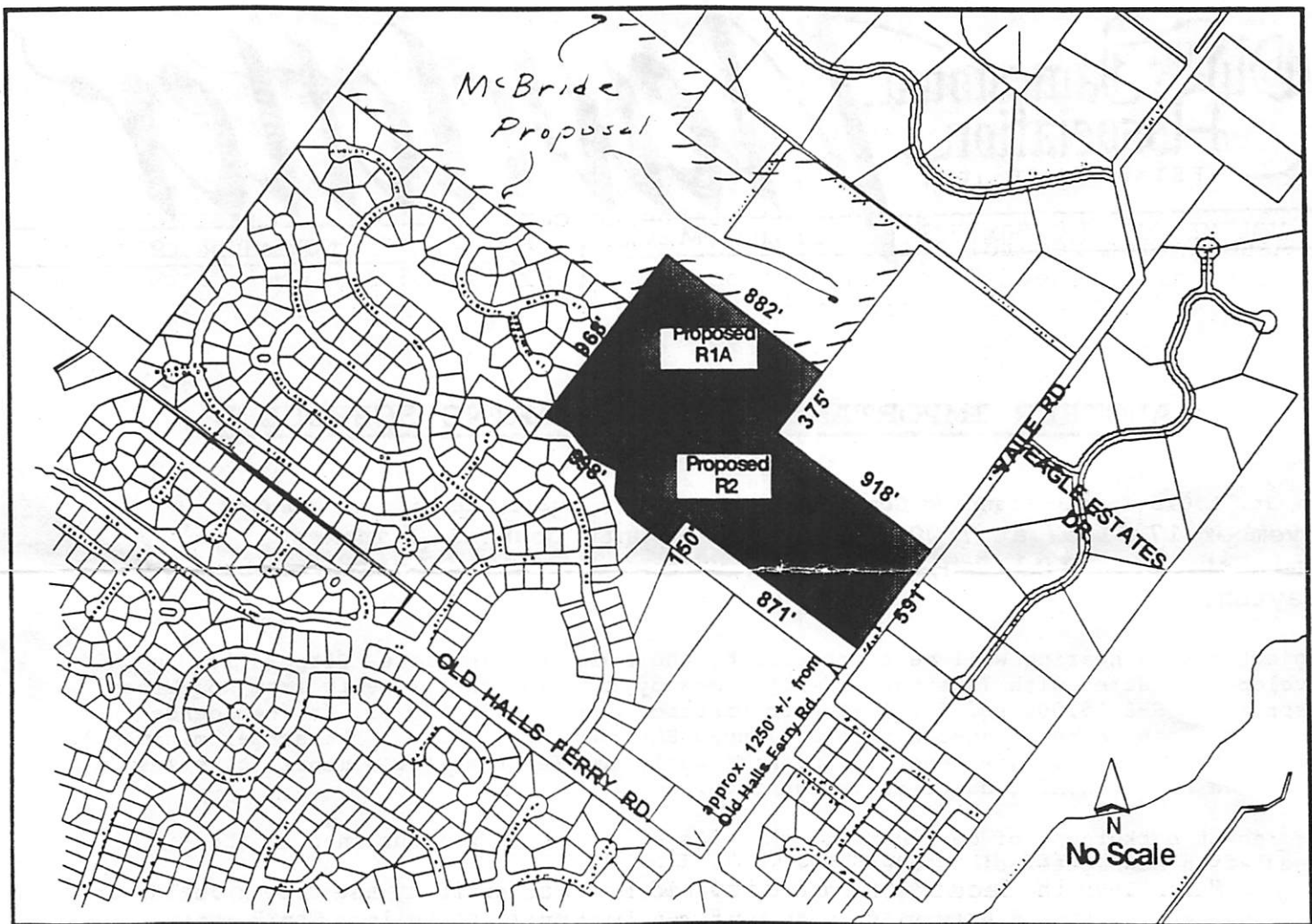
Subject of the hearing will be a proposal by the Premier Communities Corporation to develop 33.7 acres with 75 single family homes by rezoning the property from Non-Urban District to R-2 15,000 sq. ft. Residence District and R-1A 22,000 sq. ft. Residence District, both to be located within a Planned Environmental Unit. (The actual minimum lot sizes within a P.E.U. are generally significantly smaller than the nominal lot sizes indicated by the zoning district designation.

The recent background of development proposals on this site was outlined in the Association Newsletter of October 1997.

"In March 1995 the Knight's Bridge development was proposed by the Cotton Building Company on the 34 acre tract used by Frisella Nursery on Vaile. The Planning Commission concluded that the proposed 69 lots was too dense and should be reduced to 47 and the proposed zoning districts of R-2 15,000 sq. ft. and R-1A 22,000 sq. ft. be changed to R-1A and R-1 (1 acre). The developer did not follow through with the project, but the report served to establish a precedent to be used for subsequent proposals on undeveloped tracts to the north and east along Vaile."

The request by Premier is for 75 lots, which is even more than the 69 originally requested by Cotton and significantly greater than the 47 recommended in the Planning Department Report that was endorsed by the Planning Commission. All the issues addressed then, such as appropriate lot size, conformance to the Old Jamestown Community Area Study, and the additional storm water flow that will accelerate downstream erosion damage have not changed in two years. Downstream erosion damage has in fact, continued to worsen since the original Cotton proposal in March 1995.

It is extremely important that area residents are present in large numbers at the Public Hearing on Monday. The County responds to large numbers of concerned residents from the unincorporated areas but they have to be seen and heard to be effective. Developers will often have relatives, employees, subcontractors, and material suppliers present at these hearings to convey a false sense of local support for their proposal when a vote of hands is taken at the hearing that night. If you have any questions, call Jim Henke 831-7032 Mark Leander 838-7021 or Ken Smith 741-4219.



## AND THE MCBRIDE PROPOSAL REMAINS UNRESOLVED

Many of you, both members and non members of the Association, signed petitions in the last several weeks expressing concern with the proposal by Mc Bride and Son Homes Inc. to construct 78 homes by extending The Manors at Portland Lake Estates northward to the Fleur Du Bois subdivision. The petitions with 215 signatures that were delivered to the County during the week of October 16th will play an important role in the outcome of this issue. The work of those who worked to gather signatures should be appreciated by all.

The issue is still being considered by the Public Improvements Committee of the County Council as reported in the October Association Newsletter. The position statement presented by the Association at the PIC Public Hearing on October 9th is included in this newsletter for your information. (The statement is not included in this newsletter for those members who attended the October 30th general meeting where copies were available.)

## NEW MEMBERS ALWAYS WELCOME

You may become a part of the network of residents who are informed about events and issues in the Old Jamestown Area by sending a \$10.00 check for annual dues to The Old Jamestown Association, Box 2223 Florissant, MO 63032. The Association was founded in 1942. A new member packet of information about the area will be mailed to you.