

IMPORTANT PUBLIC HEARING ON OCTOBER 9TH

The proposal by McBride and Son Homes Inc. for the Addition to the Manors of Portland Lake Estates has been referred by Councilman James O'Mara, at the request of the Association, to the Public Improvements Committee of the County Council for a second public hearing.

The Public Improvements Committee has scheduled the hearing for

Thursday, October 9, 1997 at 1:30 P.M.
Council Conference Room/Second Floor
County Government Center
41 S. Meramec, Clayton MO

The proposal was presented at a public hearing by the Planning Commission on June 9th. The proposal called for 17 acres of R-1 (1 acre) and 40 acres of R-1A (1/2 acre) with a total of 82 lots. The typical R-1A lot size would be 15,000 sq. ft. The only access to the development (until future development occurs on Vaile) is over Debridge Way through Portland Lakes. Surface drainage and soil problems similar to those encountered in Portland Lakes would be present on this site.

The Planning Department reviewed the proposal and recommended the number of lots be reduced in order to conform with the density recommendations of the Old Jamestown Community Area Study developed by the County in 1988. The reduction in density would also address the other potential soil and erosion problems. The acreage of R-1 and R-1A would essentially be reversed from the original 40/17 request by McBride. The Planning Commission approved the recommendation by a 7-0 vote.

Within two weeks the developer submitted a revised site plan showing 78 units (essentially the same as the original) and requested that it be reviewed by the Planning Department. The Planning Commission rescinded the earlier approval and now voted 7-0 to accept the revised site plan. The Planning Department subsequently prepared a report recommending the new plan which is now being considered for adoption by the County Council.

The Association is concerned....

-with the process that resulted in a complete reversal by the Planning Commission.
-that this proposal violates the density recommendations of the Area Study for the first time since completion of the study in 1988.
-that the nonconforming nature of this proposal will establish a precedent for the remaining undeveloped tracts along Vaile.
-that the issues of soil erosion, stormwater management, setbacks, egress, etc which were addressed in the initial Planning Department report, are no longer controlling issues.

Your presence, if at all possible, is extremely important in this precedence setting issue. The number of attendees is important. Do not feel obligated to make a statement.

FALL MEETING SCHEDULED FOR OCTOBER 30TH

Mark your calendars for the Fall meeting on Thursday, October 30th (the day before Halloween). Tom Liefeld from the Missouri Department of Conversation will be discussing ideas for utilization of the 4000 acre Columbia Bottoms area recently purchased by the Conservation Department from the City of St. Louis.

ASSOCIATION LOSES DIRECTOR

It is with sadness that the Directors inform the membership of the passing of Delores Wolff on September 6, 1997. Delores has been a member of the Association since 1992 and was elected a Director at the spring meeting this year. She had an active interest in her community and was a willing worker in supporting the activities of the Association. We will miss her gentle and friendly nature. We extend our sympathies to her husband Ray and family.

TWO CHURCH PROJECTS BEING DEVELOPED ON LINDBERGH

A proposal by the Church of God was presented at a public hearing on September 15th to construct statewide administrative offices on a site located immediately east of the Jamestown Sports Complex on the north side of Lindbergh. The present zoning of Non-Urban will remain since the facility will locate there under a Conditional Use Permit. Churches may be constructed within any residential zoning district, but since this building would not be used for worship the public hearing and Conditional Use Permit was required. The building will consist of 4000 sq. ft. on two levels and be used for administrative and educational purposes. The Church of God at Florissant congregation has met for many years in their Church located at the north end of this property.

The Faith Miracle Temple is under construction on the south side of Lindbergh slightly east toward Jamestown Mall. A public hearing was not required since this facility will be used for worship.

NEW DEVELOPMENT PROPOSAL ON VAILE IS ON THE WAY

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-1A (1/2 acre) and R-2 (15,000 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 new proposal, by Premier Development Corporation, reverts back to zoning densities of the original Cotton request. The public hearing is not yet scheduled.

BOARD OF DIRECTORS ELECT OFFICERS

The Board of Directors elected officers of the Association for 1997-98 at the June board meeting. Results of the election were:

President - Ken Smith
Vice President - Donna Smith
Treasurer - John Flanders
Secretary - Margie Heppermann

COUNCIL ADOPTS LEGISLATION TO RESTRICT SEX ORIENTED STORES

~~A bill introduced by Councilman James O'Mara to strictly limit the number of sexually oriented businesses in the unincorporated area became effective on August 1. The measure bars such businesses within 1,000 feet of residential neighborhoods, churches, daycare centers, schools, hospitals, nursing homes, public parks, and other sexually oriented businesses. The restrictions will limit such shops to only one or two very large industrial areas according to County Counselor John Ross.~~

NEW COUNTY DIRECTOR OF PLANNING APPOINTED

County Executive Buzz Westfall has appointed Glenn A. Powers as Director of Planning for St. Louis County. Powers joined the Planning Department in 1978 and since then has served in many capacities thereby bringing a wealth of professional planning experience and knowledge of St. Louis County to this important position. He was instrumental in developing the Old Jamestown Community Area Study in 1988 and as result is very familiar with the area.

RESOLUTION AIMED AT PAWN SHOPS, THRIFT STORES, AND CHECK CASHING

A resolution was recently introduced in the St. Louis County Council that would be the first step to controlling the establishment of pawn shops, thrift stores, and check-cashing stores in the County. A proposal to amend the St. Louis County Zoning Ordinance by requiring Conditional Use Permits for those types of businesses was presented at a public hearing of the County Planning Commission on September 15th.

ASSOCIATION BOARD ADOPTS CITIZEN OF THE YEAR AWARD

The Board of Directors adopted a proposal at the June board meeting to initiate a Citizen of the Year Award to give recognition to individuals who have contributed to maintaining the quality of life in the Old Jamestown Area and promoting the objectives of the Association. Award criteria and the nominating procedure will be announced in a later newsletter. The award will be made at the Spring 98 general meeting.

NEW MEMBERS ALWAYS WELCOME

New members may join the Association by sending a \$10.00 check for annual dues to Box 2223 Florissant, MO 63032. The Association new member packet will be mailed to you.