

THE YEAR 1997 IN REVIEW

Here we are again, having completed one calendar year and now into the third month of a new one. The simple action of changing the calendar doesn't dramatically change our lives, since we still have the same family, joys, issues, and concerns. And hopefully, the joys outweigh the issues and concerns. For members of this Association, we still enjoy the same wonderful community where the positives do outweigh the issues. We can be proud that we have been a positive influence in retaining the quality of the Old Jamestown area.

Happy Anniversary OJA: The Old Jamestown Association hit a major milestone of 10 years since the association was reactivated in 1987. The history of the Association goes back 55 years to the founding in 1942.

Walgreens: For the third time in three years, Walgreens' requested rezoning approval to construct a store at New Halls Ferry and Shackelford. For the third time residents, the Association, and the Planning Commission opposed the introduction of commercial zoning at this intersection. This favorable decision for the area was accomplished due to the strong and persistent opposition of the residents and the support of the Planning Commission. A special acknowledgment goes to the group of residents that Monday after Monday attended the planning commission meetings with their "Vote No to Walgreens" signs. (There will be no more Walgreen's proposals for that corner since it appears that New Halls Ferry and Vaile will be the location of a new Walgreen's store).

Manors of Portland Lakes Estates: McBride and Son Homes Inc. presented a proposal for a residential extension to the current Manors of Portland Lakes Estates. The Association and local residents presented issues to the Planning Commission on density, transition, access, and stormwater. While not in opposition to the development, the Association and resident groups want to limit the number of homes and provide a sufficient number of one acre plus lots as a transition into the three acre lots of Fleur Du Bois. After considerable deliberation and review by the Planning Commission and the County Council, of which the Association was a part, the project was approved with changes that addressed the concerns of the Association and would assure that future development in the immediate area would not exceed that approved for the McBride project.

Premier Communities Corporation: Premier Development Company proposed a development of 75 lots on the Frisella Nursery property on Vaile Road. A similar proposal on the same property was requested in March 1995 by the Cotton Building Company for 69 homes. At that time, the Planning Commission approved 47 homes and changed the zoning from 1/2 acre and 15,000 sq. foot lots to 1/2 acre and 1 acre lots, but Cotton decided not to proceed with the project. The Association expressed opposition to the proposal by Premier and recommended that the Planning Commission restate their previous recommendation for this property. At this writing, the Planning Commission has approved a recommendation for 47 lots of 1/2 and one acre sizes. At Premier's request, the Commission is currently holding their transmittal letter to the County Council.

Two New Church Developments: The Church of God located immediately east of the Jamestown Sports Complex received approval to construct statewide administrative offices. The Faith Miracle Temple is under construction on the South side of Lindbergh slightly East toward Jamestown Mall. Churches, in any residential zoning district, do not require a public hearing however since the Church of God project was for administrative offices, it went through the public hearing process.

Boeing Learning Center: Formerly the McDonnell-Douglas Learning Center prior to the merger, the Boeing Company requested and received approval to develop a world class learning center on the Desloge Estate located on large acreage at the northwest corner of New Halls Ferry and Shackelford Roads. The company will invest millions of dollars to construct state-of-the-art training facilities. Plans include utilizing the mansion and other buildings without significant modification and to build a new structure for the training facility.

The Vineyard Estates at Old Jamestown Preliminary planning for this large lot development continued in 1997 and will move to the construction stage this year under the direction of developer and area resident John Weese.

Jamestown Bluffs County Library A County library branch at Lindbergh Boulevard and Robbins Mill Road is finally becoming a reality. After years of rumor and speculation, construction began on the Jamestown Bluffs branch and is scheduled to be completed this spring. After years of waiting, the library will be a welcome addition to the community.

St. Louis County Legislation: A bill introduced by Councilman Jim O'Mara to strictly limit the number of sexually oriented businesses in unincorporated areas became effective on August 1, 1997. The restrictions will limit such shops to only one or two very large industrial areas according to County Counselor John Ross.

In addition, the County Council adopted a resolution to control the establishment of pawn shops, thrift stores, and check cashing stores. The resolution requires a Conditional Use Permit prior to opening for business.

On a sad note: Delores Wolff, Association Director, died on Sept. 6, 1997. She will be missed by her family, friends, and the community.

It is at these moments that we really appreciate that the people make an association and a community. We pay tribute to all the members and their families. It is the residents and their families who make the Old Jamestown community such a great place to call home.

WALGREENS STORE PROPOSED AT NEW HALLS FERRY AND VAILE

The Sansone Group presented at a public hearing on January 20th, a proposal to construct a Walgreens store and strip commercial building on a three acre tract on the southeast corner of New Halls Ferry Road and Vaile Road. Similar requests for a Walgreens store at New Halls Ferry and Shackelford Roads have been denied by the County on three occasions since 1995. The denials have resulted from strong citizen opposition and because the County did not want to establish a precedence for commercial use at that intersection. The Sansone Group had presented the two most recent of those requests.

Details of the Sansone proposal included:

-A 13,905 sq.ft. Walgreens store oriented towards New Halls Ferry with an entrance at the northwest corner of the building.
-A drive-through window for prescriptions only.
-Twenty four hour operation.
-No liquor sales.
-A separate 12,000 sq.ft. building for retail commercial or office space facing on New Halls Ferry Road.

The Association delivered a statement of opposition which was based upon the County's recommendations for rezoning requests that had been made during the past seventeen years for sites on New Halls Ferry Road between Lindbergh Boulevard and Shackelford Road. Excerpts from that statement follow:

".....Essentially every one of the Planning Department reports for those requests included a statement indicating the 'previous support of both the Commission and the County Council to maintain New Halls Ferry Road as a residential boulevard....' and that commercial use would be incompatible with the existing established residential and institutional development pattern between Lindbergh Boulevard and Shackelford Road.....It is our concern that the present Sansone proposal constitutes an expanded commercial activity that will promulgate the precedence for commercial development on New Halls Ferry Road.....We urge that the action taken by the Commission on this proposal will clearly support the long-standing planning concept that New Halls Ferry Road is to remain an institutional and residential thoroughfare between Lindbergh Boulevard and Shackelford Road."

Residents from Parc Argonne and the surrounding area spoke in opposition and presented a petition with 434 opposition signatures. The hand vote taken at the hearing was 18 opposed and 9 supportive.

Subsequent to the public hearing, recognizing that the precedent for retail commercial at this intersection had already been established by the approval of the Fox Lake Center in 1985, the Association expressed to the Planning Commission the following specific concerns with this proposal:

1. The project is oriented toward New Halls Ferry Road and thereby would reinforce commercial presence on that thoroughfare (Fox Lake Center was originally denied in 1981 when it was oriented toward New Halls Ferry, but subsequently approved in 1985 when the proposed development was changed to face on Vaile).
2. The free-standing strip commercial structure, which would face on New Halls Ferry Road, would establish a future precedent for similar development.
3. This is not an appropriate location for twenty-four hour operation.

The Planning Commission approved the recommendations of the Planning Department report at their executive meeting on February 10th. The essentials of the report were:

-The Walgreens Store would be allowed.
-The freestanding commercial structure would not be allowed (as a result, the area of the site will decrease from three acres to approximately two acres).
-Twenty-four hour operation will not be allowed.
-Any future requests, within two years, to allow liquor sales or twenty-four hour operation will require a public hearing (the Association has expressed concern with the two year clause and has requested its removal).

The Planning Commission report makes the following statement with regard to the appropriateness of this proposal and the implications for future development:

"While the Commission would characterize this corner as appropriate for a commercial node, it is not our intent to set a precedent for continued commercialization southward along New Hall Ferry Road or eastward along Vaile Road. For these reasons the Commission finds that a reduction in the size and scale of the C-8 zoning is warranted. Only a Walgreen's store should be allowed. The additional retail proposed is inappropriate and oriented only to New Halls Ferry Road. The concept of a neighborhood facility is to provide small scale services to the local community. It is the Commission's opinion this site is appropriate for commercial zoning at a reduced scale and with the inclusion of desired development conditions can be developed in a manner consistent and compatible to the surrounding area.

Again, the Commission reiterates past Commission and Council actions have clearly concluded that New Halls Ferry Road should not succumb to strip commercialization its entire length, north of Lindbergh Boulevard. Small planned commercial nodes at designated locations provide neighborhood scale services to an immediate local area. Reducing the size of this proposal will clearly assist in this development theme. The Commission anticipates the remaining large undeveloped tracts immediately abutting the corner to be appropriate for residential development."

The recommendation has been forwarded to the County Council for their final action. Because of the strong interest in this proposal by residents, Councilman O'Mara has referred the proposal to the Public Improvements Committee of the County Council for their review. The review will include a public hearing which is scheduled/was held at 1:30 P.M., Thursday March 5th at the County Council chambers.

THE VINEYARD ESTATES AT OLD JAMESTOWN MOVE FORWARD

The large lot subdivision/winery development located on Sinks Road is scheduled to get underway this spring. The County Business Journal reported in a feature article from their January 19-25, 1998 edition:

"A group of private investors headed by North St. Louis County entrepreneur John Weese is pushing ahead with plans for a \$54 million, 320-acre exclusive residential and commercial development in north county.

The development, dubbed The Vineyard Estates at Old Jamestown, is conceived as a luxury community replete with three restaurants, a nine hole golf course, athletic courts, a micro-brewery, a micro-distillery and 11 acres of vineyards and organic gardens (to supply the restaurants).

Construction on a first phase development of \$350,000-and-up custom-built homes on three-acre lots is expected to start this spring. The vineyards will be planted in April. Subsequent phases call for one-acre and half-acre home sites from the low 200,000's, as well as attached housing in the \$175,000 and up range. The retail venues, such as the micro-brewery and a large wine cellar, will be housed in a multipurpose building designed to look like a European castle and surrounded by vineyards."

BOEING IS COMING TO THE SPRING MEETING

"*The Boeing Learning Center at the Vouziers*" will be the topic of the program at the Association general membership meeting on Thursday, May 14th. We anticipate a good deal of interest from the community. Invite your friends and neighbors. Time and Place: 7:30 P.M. St. Andrew United Methodist Church, 3975 North Highway 67. Look for more details in the next newsletter.

BUSINESS PERSON OF THE YEAR AWARD GOES TO MARK BEHLMANN

Congratulations to Association member Mark Behlmann Jr. upon receiving the 1997 Business Person of the Year award from the Florissant Valley Chamber of Commerce. The award was presented at a special recognition dinner on January 26th at Yacovelli's Restaurant.

DIRECTOR APPOINTED

Jeff Ackerman, of Fleur Du Bois subdivision, has been appointed by president Ken Smith to complete the unexpired term left vacant upon the passing of Delores Wolff in September 1997. Jeff's term will end in May 2000.

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 marked 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.

CITIZEN OF THE YEAR AWARD NOMINATIONS

The October 1997 newsletter reported the adoption by the Board of Directors of a proposal to establish a Citizen of the Year award for the Old Jamestown Area. The purpose of the award is to give recognition to an individual who has contributed to the quality of life in the Old Jamestown Area and to promoting the objectives of the Association. The first annual award will be made at the general meeting on May 14th. The nomination and selection procedure follows:

PURPOSE To recognize an individual who has contributed to the overall quality of life in the Old Jamestown Area and has promoted the objectives of the Association. The purpose of the Association (adopted in the founding constitution in 1942 and updated in 1987) is as follows:

"The purpose of the Association is to promote the Old Jamestown Area as a better place to live; to facilitate communications between residents and the government of St. Louis County and neighboring communities; to provide educational resources to the residents and the government of St. Louis County; to advocate procedures which are compatible with the environmental fragility and geological uniqueness of the area; and to generally act in such ways and in such manner that will make the area a better, healthier, more agreeable, and more beautiful place in which to live."

ELIGIBILITY Any person, whether Association member/nonmember or Area resident/non resident, is eligible to receive this award with the exception of current Directors or any member of their immediate family.

NOMINATIONS Nominations are to include the name, address, and telephone number of the nominee and a statement supporting the nomination signed by an active member of the Association. Mail nominations to:

The Old Jamestown Association
Box 2223
Florissant MO 63032

Nominations must be received by March 23, 1998

SELECTION PROCESS Nominations will be reviewed by the Board of Directors and the recipient selected. Names of unsuccessful nominees and supporting statements will remain confidential. The recipient will be notified prior to the general meeting at which the award will be made.

Nominations may be submitted on the following form or a separate letter indicating the same information.

**OLD JAMESTOWN AREA
CITIZEN OF THE YEAR NOMINATION**

Nominee _____ Address _____

City _____

Telephone _____ State _____ Zip _____

Statement of Recommendation:

Use additional page(s) as necessary

Member Making the Nomination _____

Telephone _____