

FALL GENERAL MEETING

THURSDAY, NOVEMBER 2, 2006: 7:30 PM

**Black Jack Fire Protection District
Administration Center
5675 North Highway 67**

Program

Opportunities At Your Community College
Mr. Ed Bennett-St. Louis Community College at Florissant Valley
Business & Management Programs Manager
Continuing Education

Hazelwood School District- Proposition Two
Dr. Chris Wright- Superintendent

MSD Update
Debbie Johnson- Public Affairs
Metropolitan St. Louis Sewer District

Latest Information on Area Development Projects
Refreshments

HAZELWOOD SCHOOL DISTRICT ENTERING PHASE II OF THE 2004 LONG-RANGE FACILITY PLAN

The Hazelwood School District Board of Education unanimously approved a recommendation by Hazelwood 1st participants for a no-tax-increase bond issue to fund Phase II of the district Long-Range Facilities Plan. "Proposition 2" will include \$65 million to improve school libraries and student services spaces in order to meet state standards, as well as provide space for the Early childhood and GALACTIC elementary gifted programs. School district voters will be asked to consider Proposition 2 on November 7th. Dr. Chris Wright, District Superintendent, will be present to discuss the program at the November 2nd Association meeting.

MUNICIPAL MAP PLANS BEING REVIEWED

Under Missouri law, a municipality in St. Louis County could initiate an annexation if they filed a "map plan" with the Boundary Commission between January 1, 2006 and July 1, 2006, showing areas they might potentially annex during a five-year period. Under the law, St. Louis County could also submit a map plan of areas it proposed to remain unincorporated. By the July 1st deadline, 31 cities and St. Louis County filed map plans with the Boundary Commission.

The intent of the map plan is only to show a municipality's interest and does not require annexation to occur. If municipalities choose to proceed with annexation, the area must be included in the "map plan", although the law does not require that the whole "map plan" area be annexed. St. Louis County's map plan shows its willingness to serve all areas that are currently unincorporated.

The cities of Florissant, Blackjack, Bellefontaine Neighbors, Moline Acres, and St. Louis County presented their map plans at a public hearing conducted at St. Louis Community College at Florissant Valley, on Thursday, October 12. The first three of those cities indicated plans, which would include all, or part of the Old Jamestown Area. They also included this on their "map plans" five years ago. The St. Louis County Plan is to continue providing services to the Old Jamestown Area.

For more information, contact the St. Louis County Planning Department at (314) 615-2520 or the Boundary Commission at (314) 863-3005.

DORA GIANOULAKIS RECEIVES COMMERCE BANK AWARD

On August 25th, Dora Gianoulakis, president of the Spanish Lake Community Association, was presented with the annual Commerce Bank Community Service Award at a luncheon held at Norwood Hills Country Club. The award is made each year in recognition of outstanding service in the North County community.

Gianoulakis received this award for her exceptional leadership in bringing attention to one of the area's most important historical landmarks - Fort Belle Fontaine.

Our congratulations to Dora.

CHAN MAHANTA RECEIVES ST. LOUIS POST DISPATCH GARDENING AWARD

Chan Mahanta, OJA Director, received a First Place Best Garden Photography category award in the 2006 St. Louis Post-Dispatch Great Garden Contest. See some of his photos on the OJA web site. Congratulations Chan.

NORTH COUNTY RACIAL HARMONY AND JUSTICE DAY OBSERVED

On September 23, 2006, a forum was held at St. Louis Community College at Florissant Valley observing **North County Racial Harmony and Justice Day**. *North County Churches Uniting for Racial Harmony and Justice*, *St. Louis Community College*, and *North County Cares* sponsored the event.

Randy Gardner of News 20 moderated the program. The panel included Florissant Police Chief William Karabas, Hazelwood School District Superintendent Dr. Chris Wright, Associate Dean of Health Administration and Director of Office of Diversity of the Washington University Medical School, Dr. Will Ross, Mr. Rory Schwartz, Vice President, Prudential Patterson Realtors, Rev. Dr. Martin Rafanan, Executive Director, National Conference for Community and Justice of Metropolitan St. Louis and Rev. Dr. Paul Reiter, Executive Presbyter, Giddings-Lovejoy Presbytery.

ASSOCIATION OFFICERS ELECTED FOR 2006/2007

The following officers were elected at the Directors Meeting on July 18th and will serve until May 2007.

Ken Smith - President

John Flanders - Treasurer

Barb Doner - Vice-President

George Tomazi - Secretary

NEW DIRECTOR APPOINTED TO COMPLETE TERM

Lisa Taylor, a resident of the Lake James Manor subdivision for the past 18 years, has been appointed to complete the Director position vacated by the resignation of Sarah Austin. Her term will expire in May 2007.

Lisa has been a resident of the Florissant/North County area for the past 35 years and was a 1977 graduate of Hazelwood Central High school. She served on the St. Louis Community College Board of Trustees for six years (2000-2006), as Board President in 2002/2003. She has been a member of the Association since 2003.

VISIT THE ASSOCIATION WEB SITE

<http://www.oldjamestownassn.org>

What you'll find: *Home Page/ What's Happening/ Features of the Old Jamestown Area/Association History/ Area's Unique Geologic Formations/ Joining Old Jamestown Assn.*

Questions or Suggestions: Contact Webmaster Peggy Kruse: prautes@aol.com, (314) 831-5570.

INFORMATIONAL MAILING TO OLD JAMESTOWN RESIDENTS CONTINUES

The second mailing of 200 Old Jamestown Association informational packets was made earlier this month. The initial mailing in May resulted in 15 new members. The purpose of the mailing is to inform residents of the many features of the Old Jamestown Community and the benefits of membership in the Old Jamestown Association.

CANDLEWYCK VILLA PROJECT PROCEEDING TO COMPLETION

The Candlewyck Villa project was reportedly for sale last year prior to the start of construction. Construction did however begin last year and is now 40% completed. The development is approved for 61 single family attached homes on 7.01 acres at the intersection of Candlewyck Drive and Lindbergh (in front of the Spring Creek Condominium development).

Lot size: 3,750 to 6,750 sq. ft.
Floor Plan Area: 1200 to 2150 sq. ft.
Proposed price range \$130,000-\$150,000

Private streets
Six 4-unit buildings
Seven 3-unit buildings
Eight 2-unit buildings
Two car garages for each unit
No entrance onto Lindbergh
No through streets

MISTY HOLLOW DEVELOPMENT GETTING UNDERWAY ON LINDBERGH

Site clearing has just been completed for a 9.17 acre development located on the South side of Lindbergh Boulevard, 150 ft. west of Delcastle Drive, across from Williamsburg Manor Drive. The development is in the R-3 (10,000 sq. ft.) Zoning District that is consistent with other new construction along Lindbergh and meets the criteria of the Old Jamestown Community Area Study. The developer, Landstar Resources LLC, has named the development Misty Hollow. It will consist of 34 single family, ranch and two story homes that will range in size from 1,300 to 2,000 sq. ft. and be priced from \$140,000 to \$200,000. Lot widths will be 50 feet with lot sizes ranging from 5,000 to 12,279 sq. ft. There will be a single entrance off Lindbergh. The internal streets will be public and will terminate into two cul-de-sacs.

THE GROVE AT JOST FARM PROPOSED ON VAILE AVENUE

Landstar Resources, L.L.C. will be developing The Grove at Jost Farm on an 8.10 acre site located on the North side of Vaile Avenue at Jost Manor Drive. The original request at the Public Hearing on July 24, 2006 was for 30 lots, R-4 Zoning (7,500 sq. ft.) 6,000 sq. ft. minimum lot size, 60 ft. minimum lot width. The Association raised the concern that the minimum lot size should be no less than in the R-4 zoning in the Jost Farm development (7,400 sq. ft), which was just completed on the opposite side of Vaile Avenue. Shortly thereafter, the developer submitted a revised site plan that proposed R-3 zoning, minimum lot size 7,000 sq. ft., and 27 lots. This plan was subsequently approved by the Planning Commission. Both plans included an existing house to remain on a 23,000 sq. ft. lot. The new homes will range in size from 1,750 to 3,000 sq. ft. and range in price from \$250,000 to \$300,000.

DENIAL OF COMMERCIAL ZONING RECOMMENDED ON NEW HALLS FERRY

The Planning Commission has recommended denial of a request by Jost Associates L.P. to rezone five acres located on the East side of New Halls Ferry Road, approximately 260 feet south of Vaile Avenue (immediately South of the Walgreens store) from NU Non Urban to C-3 Commercial zoning. Rezoning of the five acre site to Commercial has been in dispute since the initial development of the Jost farm property in 2003 when a similar request for C-8 zoning was recommended for denial. The Commission restated their long established opinion that linear commercial zoning along New Halls Ferry Road was inappropriate, and that New Halls Ferry Road should be maintained as a residential thoroughfare in this area. Jost Associates subsequently filed a lawsuit against the County. The court ruled that Non Urban zoning was not appropriate and that the County should rezone the property to either a Commercial or Residential classification. The County has subsequently recommended R-5 residential zoning. The recommendation is currently being reviewed by the County Council.

SACRE COEUR POINTE CONSTRUCTION IN PROGRESS

Sacre Coeur Pointe is being developed by Dielman Development 2, LLC on a 12.18 acre site located on the Northeast side of New Halls Ferry Road, approximately 500 feet northwest of Del Lago Drive (across from Hazelwood Central High School). McBride & Son will be the builder of fifteen single family homes in the R-3 Zoning District which will access from New Halls Ferry Road via a single entrance. An additional single three acre lot will be developed at the southern terminus of Grand National Drive and will access from Barrington Downs. Development on this site has been complicated by the adjacent creek flood plain and the initial plan to extend Grand National Drive from Barrington Downs to New Halls Ferry Road, which was aborted after the commercial center was never constructed.

ASHBURY DISPLAY HOMES ON LINDBERGH COMPLETED BY MCBRIDE

McBride and Son Homes Inc. has completed construction of display homes on what had been the Frisella Nursery property located on the north side of Lindbergh, slightly west of Old Halls Ferry Road. Forty seven single family 2,000 sq. ft. homes will be built on the 13.3 acre site in an R-3 Zoning District. Minimum lot size 6000 sq.ft. Price range \$180,000 to \$200,000. There will be entrances on both Lindbergh and Old Halls Ferry Road.

KUHN TRACT ON NEW HALLS FERRY ROAD BEING DEVELOPED

Grading is in progress by McBride and Son Homes Land Development on the 75.5 acre Kuhn Tract development located on the northeast side of New Halls Ferry Road, approximately 2,000 feet northwest of Shackelford Road (across from the Boeing Training Center entrance). 130 one and two story homes will be built in the R-1a Zoning District (22,000 sq. ft.) in the \$350,000 to \$450,000 price range. Minimum lot size 12,000 sq. ft., 100 ft. lot widths, and public 26 ft. wide streets.

A proposal by J.L. Mason of Missouri was proposed on the same site in 1988 for R-2 and R-1a zoning that would have resulted in 171 homes with minimum lot sizes of 7,000 to 9,000 sq. ft. The Association expressed opposition to the project. The Planning Commission recommended approval based on changing the minimum lot size to 12,000 sq. ft. and fewer units, but the developer did not pursue approval by the County Council.

IS IT HALLS FERRY ROAD?..... OR IS IT HALLSFERRY ROAD?

It is Halls Ferry as two words and not one word, as it is frequently run together. The road is named after Captain Hall who operated a ferryboat across the Missouri river; as the naming of a road is intended as an honor for the person for whom it is named, it is not appropriate to detract from that honor by altering the spelling of the name. It was a ferry operated by Captain Hall, so it is correctly spelled Halls Ferry and not Hallsferry.

Look for more about Captain Edward Hall in the next Newsletter.

NEW MEMBERS ALWAYS WELCOME

Everyone is welcome to become a part of the network of residents who are informed about events and issues in the Old Jamestown Area. Send a check for annual dues to The Old Jamestown Association, Box 2223 Florissant, MO 63032. Individual dues are \$10 per year and Family dues, which include all adult household members, are \$15. The Association was founded 64 years ago in 1942. New members will receive an information packet about the area and an annual membership card.