

Old Jamestown Association
P.O. Box 2223
Florissant, MO 63032

January 6, 2017

Department of Planning
St. Louis County Government
41 S. Central Avenue, 5th Floor
Clayton, Missouri 63105

RE: Notice of Public Hearing on 01-18 BSC Holdings LLC (Rivers Edge Self-Storage) NU to C-8

The Old Jamestown Association Board of Directors has reviewed the information related to the above request to change the zoning of a part of this parcel of land from NU to C-8. The intended purpose of the rezoning request is the re-development of an NU Non-Urban District to C-8 Planned Commercial District for a 7.01 acre tract of land located on the north side of Lindbergh Blvd (N. Hwy 67), approximately 1,150 feet west of Jamestown Bay Drive (5105 N. Hwy 67). **Proposed Use:** Self-storage warehouses.

The Old Jamestown Board of Directors opposes this proposal and sets forth its position below.

The most compelling argument in opposition to this proposal is that the rezoning request from NU Non-Urban District to C-8 Planned Commercial District is incompatible with the nature and characteristics of the surrounding area and as currently defined for NU or KP zoning - and this *includes* the remaining part of this same parcel of land that is in question, which is currently zoned KP. (Note: *Permitted Uses* in KP are the same as those present in Non-Urban (NU) Uses and essentially all *Conditional Uses* in KP remain the same as NU as defined by County regulations.)

While the proposal is asking for a zoning change to only a part of this parcel from NU to C-8, it has a direct and negative impact on the surrounding areas and neighborhoods that are currently defined as Non-Urban (or KP).

Current definitions of NU fit the characteristics of this area. The topography and current non-urban uses are entirely consistent with the scope of provisions laid out for NU. (See **1003.107 "NU" Non-Urban District Regulations.**) One need only look around this parcel of land for clear evidence of single family dwellings, churches, a library, a private park, plant nursery/greenhouse, etc. These examples are found in the neighborhood within about a mile from the parcel in question. All of these and other similar are defined examples that are found within close proximity of this parcel of land. These fit the very definition of Non-Urban use as laid-out in the County's regulations. This is by purposeful design of planning not accident.

And while the property owner may not in this proposal be requesting a change in the external structure, it cannot mitigate the precedent that a change in zoning poses to the entire Old Jamestown area particularly on the north side of North Lindbergh (Hwy. 67) in this specific area.

To promote this proposal with a group of current neighbors, the property owner has communicated that the facility will not become an unsightly storage facility. While we can appreciate the sincerity of the promise, it cannot change that this would compromise the very integrity of Non-Urban uses of land which dominate this area and indirectly, the neighboring Karst Preservation area itself.

Any change from NU to C-8 as outlined in this proposal also has an indirect and negative effect on the very stringent measures put in place to preserve the Florissant Karst. It opens a door to further development that may put some provisions of the Karst Preservation (KP) district in jeopardy and that is a change that many property owners would oppose.

This proposal if adopted would have an effect to set a precedent for change that is clearly not supported by the majority of property owners in this area who like the very nature of their Non-Urban surroundings. It is an often stated reason by property owners for having purchased property in this area. They don't want to live and work in an area dominated by commercial development as defined by C-8. They like their current neighborhoods interspersed with rural and farm areas and want to preserve those characteristics of Non-Urban use where possible. And any change here from NU to C-8 erodes that.

The Board of Directors of Old Jamestown is firmly committed to preservation of the characteristics of the Old Jamestown community and to our membership. As such we remain fundamentally opposed to any proposed use of property that is not consistent with the Non-Urban uses currently defined for this area.

Sincerely,

Old Jamestown Association Board of Directors

For more information, please visit us at
<http://oldjamestownassn.org>