

WALGREENS COMES BACK AGAIN.....AND AGAIN.....

For the third time in two years, Walgreen's has requested rezoning approval to construct a drugstore at New Halls Ferry and Shackelford Roads. Strong opposition by residents with support from the Planning Commission and Councilman Jim O'Mara has resulted in the withdrawal of the proposal on the first two attempts. The Sansone Group, a major commercial developer, represented Walgreens at the public hearing on Tuesday, February 18th in Clayton. The hand vote was 41-6 against. The following statement was presented by Association Director John Flanders.

"Speaking on behalf of the Old Jamestown Association, I wish to express opposition to P.C. 6-97 to amend the Mixed Use Development District approved as P.C. 76-87 J.L. Mason of Missouri.

Tonight marks the third time within two years that we meet in this room to hear essentially the same proposal which would introduce commercial zoning at New Halls Ferry and Shackelford Roads to construct a Walgreen's drugstore. The Planning Commission has voted unanimously on the prior two proposals to recommend denial. In each case, the recommendation in the final report has stated, that "the requested commercial use is inappropriate and incompatible with the surrounding development pattern and in addition commercial development at this location would be inconsistent with the MXD Mixed Use Development District previously approved by the Planning Commission and would serve as a negative precedent for the introduction of high intensity commercial uses in this area."

Nothing has changed in the development pattern of the area since the last hearing on October 9, 1995 that would cause that statement to be any different now. The developer has indicated a willingness to reinforce the provisions for a 1.2 acre buffer between proposed commercial and existing residential property that would be a benefit to those property owners. It would not address however, the main issue of introducing commercial zoning at this intersection. That concern would only be satisfied by locating this development on the five acre interior site which is already zoned for commercial use.

The broad opposition to commercial zoning at this intersection and specifically to this proposal should be apparent by now. It is indeed unfortunate that residents must repeatedly have to organize to restate that same sentiment over and over again for the same proposal. Developers can resubmit essentially the same proposal, the Planning Commission can update their same report, the Association can update their same position statement, but the residents must go back on the streets to knock on doors again to obtain petition signatures.

I have attached for the record, copies of the Association statements for the January 19, 1995 and the October 9, 1995 public hearings which were on essentially the same proposal we have heard tonight. We urge that you reaffirm your recommendation for denial of this petition."

Residents of the Barrington area need our support to demonstrate that there is a broad base of opposition to commercial development at that intersection. A letter by you during the next week would help show that support. Letters should be addressed to:

Mr. Douglas Morgan, Chairman
St. Louis County Planning Commission
41 South Central, Clayton MO 63105

with a copy to:
Councilman James O'Mara
St. Louis County Council
41 South Central, Clayton MO 63105

ASSOCIATION ENDORSES WATER TRAINING FACILITY

The Association has joined other North County organizations in expressing support for the proposal by the non-profit organization Stream Tech Inc. to construct an olympic class water training facility for canoeists and kayakers at Spanish Lake/Park. Variable channel and flow conditions could be created to represent different levels of difficulty. Athletes from the entire midwest would come there for training. This is not a water amusement park.

CELL TOWERS ARE HERE TO STAY.....AT LEAST FOR NOW

The topic of towers for cell communications has been receiving a great deal of attention in St. Louis County during the past several months. The virtual explosion in the growth of the cell communications industry has created a need for communication antennae across the entire country. The result has been antenna towers sprouting up virtually everywhere. As communities began legislating restrictive controls on their construction and placement, legislation was enacted by the Federal Communications Commission that placed a limit on the permissible restrictive measures by local communities. St. Louis County is currently revising their ordinance to implement tighter restrictions, which at the same time will comply with the FCC regulations. The moratorium on tower construction recently imposed in the County would have expired on February 21st but has been extended to March 21st pending adoption of the new ordinance. Features of the new ordinance would

-discourage towers in residential areas (Non-Urban is a residential zoning district).
-require a Conditional Use Permit CUP (includes a public hearing) for towers greater than 40 ft.(presently 60 ft.).
-encourage sharing of towers between telecommunications companies.
-increase the setback distance from property lines to 1 1/2 times the tower height.
-encourage the placement of antenna on existing structures i.e. multistory buildings, water towers, etc.
-provide for dismantling of a tower by the owner if it is not used for a year.

Telecommunications facilities are as much a part of the infrastructure today as water, sewer, and electric systems, but there must be some controls placed on tower construction to minimize the impact upon the community. The bright side is that as technology changes, the need for towers could vanish within fifteen years with a shift to satellite or micro cell communications.

For now though, we have a proliferation of towers everywhere. All five petitions on the Planning Commission agenda for the public hearing on February 10th were for communications towers. One of those proposals, for a tower by AT & T on Krenski Lane 600 ft. west of New Jamestown Road, was postponed earlier that same day after the Association raised question about the placement of the Public Hearing sign. The sign had been placed at the end of a private road where the tower would be located and as a result, residents who travel New Jamestown Road were unaware of the pending hearing. The proposal will be rescheduled for sometime in March.

MARK YOUR CALENDAR FOR THE SPRING ASSOCIATION MEETING

WEDNESDAY MAY 7TH 7:30 P.M.

**St. Andrew United Methodist Church
3975 N. Highway 67**



MEETING NOTICE

The Sansone Group, Inc., commercial developers, have scheduled a meeting to present their proposal and demonstrate community support for a Walgreen's store to be located at New Halls Ferry and Shackelford Roads.

Cross Keys Middle School

Wednesday March 12th

7:00 PM

The background of similiar development proposals at this location was explained in the February Association Newsletter. In summary:

-Approval of the Mixed Use Zoning District for Barrington Downs in 1987 intentionally removed commercial uses from this intersection and designated them for an interior location within the development.
-Nineteen acres of the interior commercial was redesignated for residential use in 1994, leaving approximately five acres for commercial use.
-There have been four proposals for commercial development (the last two Walgreen's) at this intersection. All have been recommended for denial.

The Sansone proposal was presented at the Public Hearing on February 18th. The hand vote was 41-6 opposed. The proposal was to be considered at the Planning Commission Executive meeting on March 3rd. After public release of the Planning Staff report, which again recommended denial, but prior to an official presentation to the Planning Commissioners, the Sansone Group requested the proposal be held on the agenda for two weeks while they could talk to community residents. This is where we are now. We can be assured that the Sansone Group will be doing all within their means to demonstrate to the Planning Commission that there is public support for this proposal. At their request, Glenn Powers, Acting Director of Planning, will be present at the meeting.

Your presence at the meeting is of major importance to the
OLD JAMESTOWN AREA

