

Dick - A copy of this meeting notice is
being sent to you because you are
a resident committee member of the
Study Area.

J. Becker

PLEASE READ

* * IMPORTANT MEETING NOTICE * *

To: Lindbergh/Old Halls Ferry Road Residents
From: Old Jamestown Association
Ken Smith, President

This letter is to advise you of the Public Hearing scheduled for Monday, January 11th at 7:00 P.M. in the County Council Chambers, Administration Building, County Government Center, 41 South Central Avenue, Clayton. The Mobil Oil company will present their proposal for a gas station/mini mart/car wash facility to be located on the Southeast corner of Lindbergh and Old Halls Ferry Road. The public will have the opportunity to ask questions and to express their concern or support for this project. This will be the only opportunity for such an input at a public meeting.

The site development plan submitted to the County by Mobil Oil indicates the project will consist of:

- * Three tracts of property (the corner, plus one each way from the corner) will be involved. All buildings to be removed.
- * Facility faces Lindbergh and includes four gas pump islands with a 30'x150' canopy, a 24'x38' cashier/mini mart building, and an 18'x40' drive through car wash located at the East end of the canopy.
- * Entrances on Lindbergh and Old Halls Ferry Road.
- * The new construction occupies approximately 60% of the site toward the North. The remaining 40% to the South is indicated to remain intact, other than demolition of the buildings.
- * A 30ft. tall sign will be erected at the corner.
- * An additional lane will be added to Old Halls Ferry Road to facilitate right turns onto Lindbergh.
- * A 6ft. high sight proof fence is shown along the East and South property lines.
- * Stormwater from the project will be discharged into the existing roadside channel approximately opposite Galaxie Drive on the East side of Old Halls Ferry Road.

The Old Jamestown Association is an area residents' organization established in 1942 and reactivated in the past year. The purpose of the association is to provide a channel for communications between the County and area residents. This letter has been sent to residents in the immediate vicinity of the project. Please call Loretta Becker (741-3912) if you have further questions about the meeting or an interest in the Old Jamestown Association.

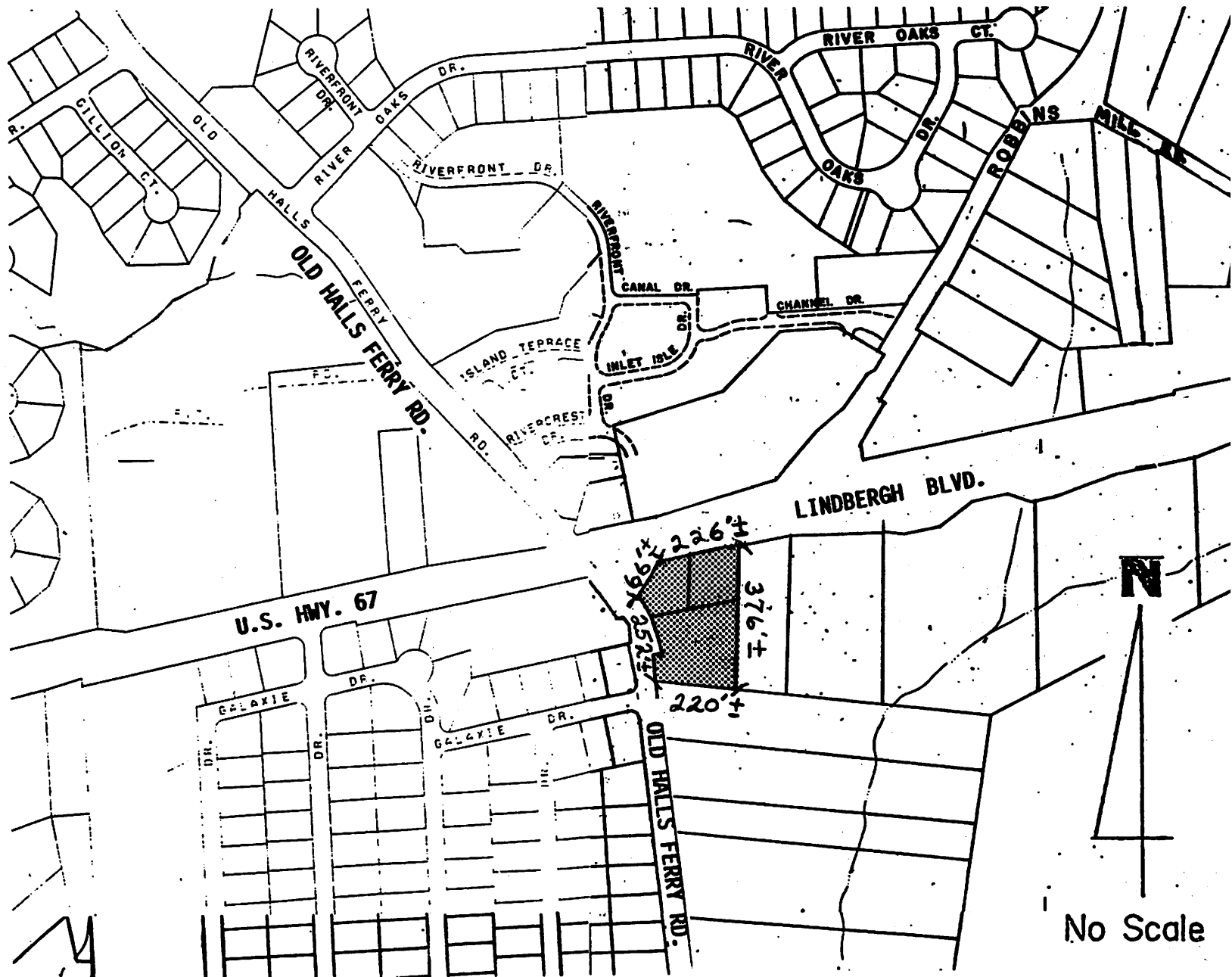
PLEASE SHARE THIS LETTER WITH OTHER INTERESTED RESIDENTS.

PUBLIC HEARING

PUBLIC NOTICE
JANUARY 11, 1988

St. Louis County Planning Commission will hold a public hearing at 7:00 P.M. on Monday, January 11, 1988 in the County Council Chambers, Administration Building, County Government Center, 41 South Central Avenue, Clayton, Missouri 63105. The Planning Commission may recommend and the County Council may enact by ordinance a zoning district other than that requested in the petition, provided that the recommendation or ordinance is for a district classification of the same use type as that requested by the petition. The following request will be considered at that time:

P.C. 3-88 MOBIL OIL CORPORATION c/o Robert Polk Jr., P.E., 144 West Lockwood Avenue, St. Louis, Missouri 63119 - A request for a change of zoning from "R-2" 15,000 square foot Residence District and "C-2" Shopping District to "C-8" Planned Commercial District for a 1.7597 acre tract of land located on the southeast corner of Old Halls Ferry Road and Lindbergh Boulevard. Proposed use: Filling station, car wash and convenience store.



PUBLIC HEARING

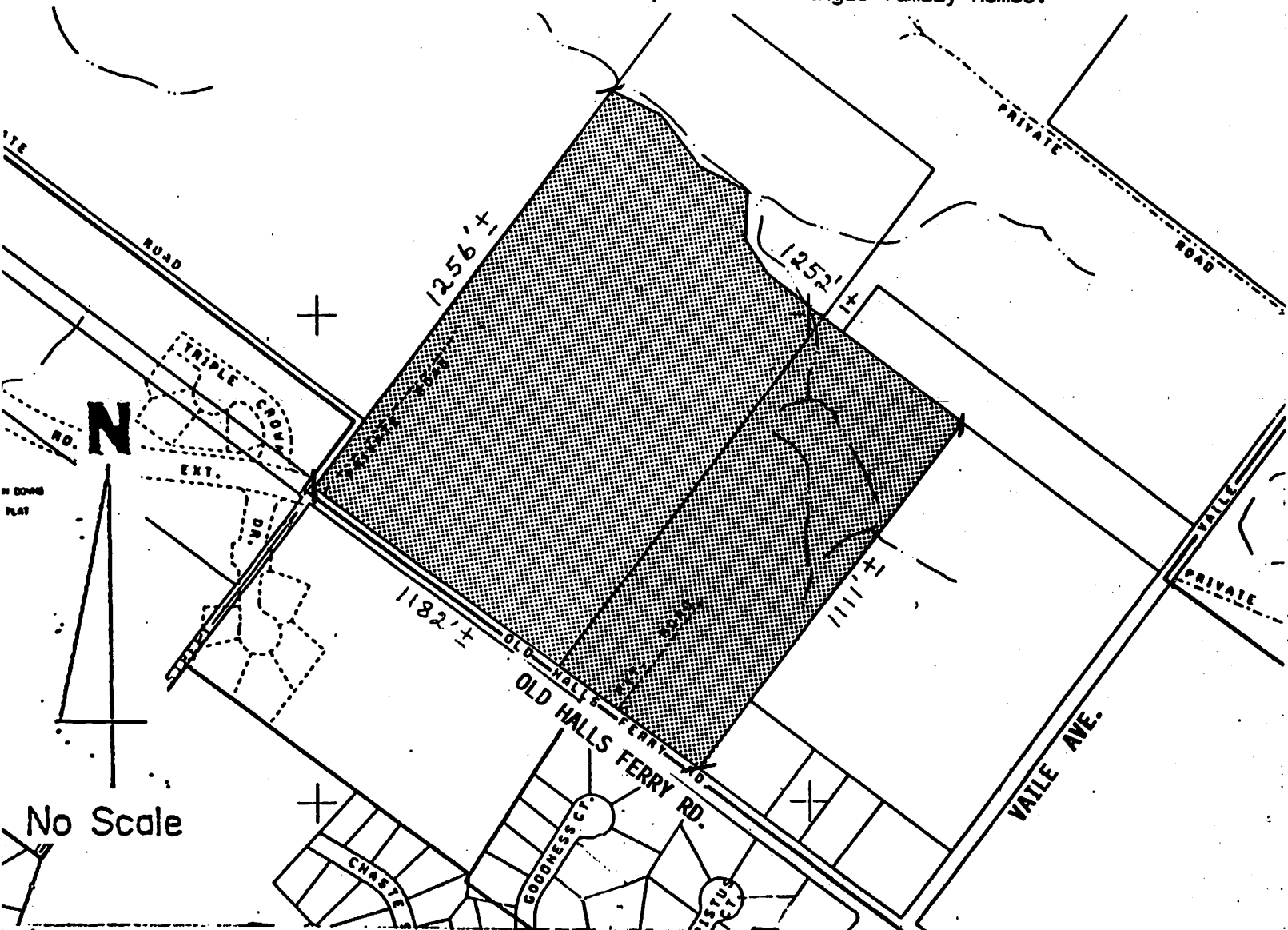
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P.C. 1-88 FRED KEMP III c/o Mr. John P. King, 8182 Maryland Avenue, 10th Floor, Clayton, Missouri 63105 - A request for a change of zoning from "NU" Non-Urban District to "R-3" 10,000 square foot Residence District for a 31.7 acre tract of land.

AND

P.C. 2-88 FRED KEMP III - A request for a P.E.U. Planned Environment Unit in the "R-3" 10,000 square foot Residence District for the same 31.7 acre tract of land located on the northeast side of Old Halls Ferry Road approximately 700 feet northwest of Vaile Avenue. Proposed use: Single family homes.



NEWSLETTER

JANUARY 4, 1988

OLD JAMESTOWN ASSOCIATION

DEVELOPMENT ACTIVITY in the OLD JAMESTOWN STUDY AREA

Two petitions for rezoning will be presented at a public hearing at the County Government Center in Clayton on Monday, January 11th at 7:00 P.M.

Mobil Oil Company proposes to build a gas station, mimi mart, and car wash on 2.75 acres at the Southeast corner of Old Halls Ferry Road and Lindbergh.

Fred Kemp III proposes to rezone 31.7 acres located generally to the Northeast of Vaile Avenue and Old Halls Ferry Road from Non Urban to R-3 (10,000 sq.ft.) within a Planned Environmental Unit. The provision for a PEU would permit some lot sizes to be smaller than 10,000 sq.ft. and would allow a specified amount of commercial development. The proposed density is higher than what has been recommended for Subdistrict 3 in the draft copy of the Old Jamestown Study Area report in progress.

The public will have the opportunity to express support or concern for these projects as well as hearing the specific details of the projects.

INVOLVEMENT by the MISSOURI DEPARTMENT of NATURAL RESOURCES

The Division of Geology and Land Survey has provided a very specific delineation of the Karst watershed to the association. This information will be provided to the County Planning Department and the Study Area committee and should be very useful in the identification of the actual Karst watershed within the study area (2200 acres/3.6 sq. miles).

The DNR is interested in identifying the location of springs and resurgence points within the area (springs flow continuously and resurgence points flow only after periods of heavy rainfall). Please notify Ken Smith (741-4219) if you are aware of either of these features.

Encourage your friends and neighbors to support the Old Jamestown Association. Call Loretta Becker (741-3912) for membership information.

January 7, 1988

NEWSPAPER

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BRAND NAME

Two pages of the report will be submitted to a subcommittee of the House of Representatives on January 10, 1988 at 3:00 P.M.

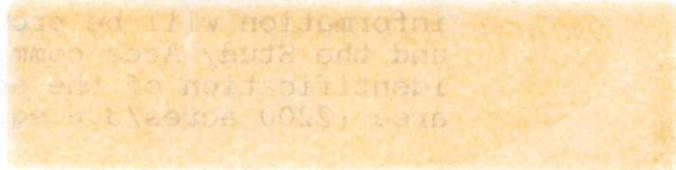
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Submitted by the...



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Enclosure your report and... information