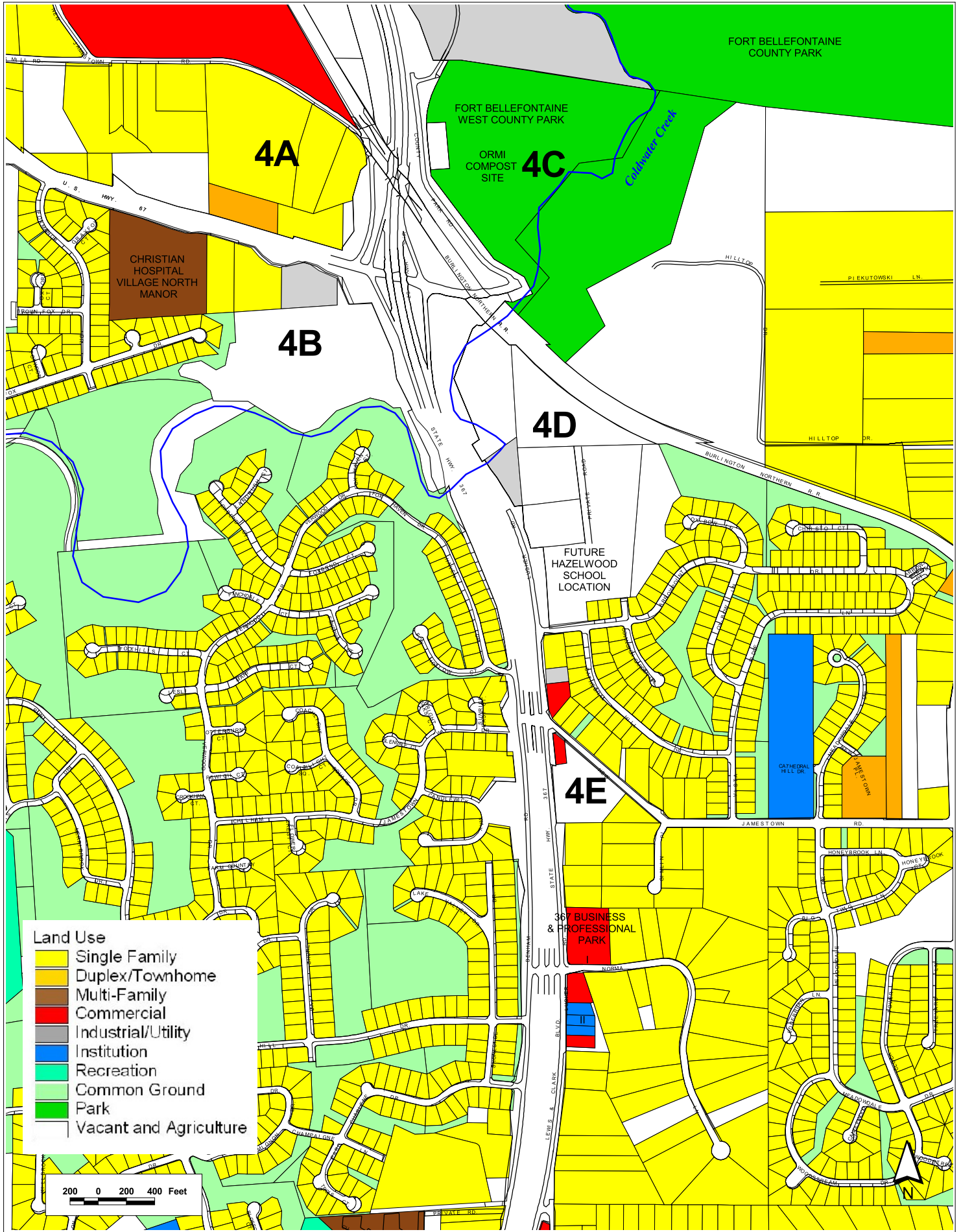


Subarea 4: North Highway 367



- Land Use**
- Single Family
 - Duplex/Townhome
 - Multi-Family
 - Commercial
 - Industrial/Utility
 - Institution
 - Recreation
 - Common Ground
 - Park
 - Vacant and Agriculture

200 0 200 400 Feet

SUBAREA 4 : NORTH HIGHWAY 367

Subarea 4 is generally oriented to the Highway 367/67 interchange lying wholly within unincorporated St. Louis County. Subarea 4 is an entranceway for commuters and visitors crossing the Lewis and Clark bridges from Alton, Illinois into Missouri and St. Louis County. The area is the first developed property in the County that many travelers see. Properties along Highway 367 are serviced by two outer roads, Benham Road on the west and Lusher Road on the east. This outer road system terminates at various locations, with no connection to Highway 67 (Lindbergh Boulevard).

Area 4A Northwest Quadrant of Highway 367 at Highway 67 (Lindbergh Blvd.)

Characteristics and Physical Features

Area 4A is located in the northwest quadrant of Highways 367 and 67. New Jamestown Road borders the area to the east and north. Several large tracts of land comprise this area, all zoned NU Non-Urban District, and almost all are occupied by single-family homes. Both Areas 4A and 4B lie within the boundaries of the Old Jamestown Area Community Study adopted as part of the County's General Plan in 1988. Area 4A has extensive visibility from Highways 367 and 67. The Old Jamestown Study recognized that alternatives to residential development should be considered here, with traffic and building orientation to Highways 367 and 67. Uses could include highway commercial, light industry or offices. However, if residential development is proposed, a medium density with appropriate transitional designs to abutting properties is acceptable. No development proposals of merit have been proposed in this area since the study was adopted in 1988.

Vision

The Old Jamestown Area Community Study ideas are generally sound and remain valuable at this location. Assembly of parcels for a unified development with quality uses and upscale architecture is envisioned. There are some geological constraints associated with this property, including sinkholes and flooding. The focus should be on enhancement of the entryway into St. Louis County.

Recommendations

1. Conform to requirements of the Old Jamestown Area Community Study for highway commercial, light industrial and office uses.
2. Utilize Planned Commercial District zoning for appropriate control of uses, continuity in architectural quality and transitional buffering.
3. Review proposed projects for their potential to contribute to the enhancement of this entryway into St. Louis County.

Area 4B Southwest Quadrant of Highway 367 at Highway 67 (Lindbergh Blvd.)

Characteristics and Physical Features

Area 4B is located in the southwest quadrant of Highways 367 and 67, offering good visibility and easy access to the intersection. It is comprised of four tracts of land, two of which are vacant but zoned C-8 Planned Commercial District and two parcels with individual single-family residences zoned R-2 Residence District. Coldwater Creek meanders along the southern and western portion of this area. The largest parcel, consisting of 22.9 acres, was zoned C-8 and is authorized for a bank with drive-through and neighborhood shopping center. The overall building size allowed for both uses is 77,000 square feet. No plans have been approved nor has development occurred since the zoning was approved. Abutting this site to the north is another vacant 2.2-acre tract also zoned C-8 Planned Commercial District. The uses authorized at this location include a full service restaurant and either a fast food restaurant or a service station with convenience store and one bay car wash.

Vision

Commercial uses in this quadrant should be oriented to services for both the neighborhood and the commuter traffic on Highway 367. Visually pleasing designs and quality uses should be focused at this prominent location. Recent upscale residential developments further west along Highway 67 demonstrate a strong potential for supporting quality commercial office and retail development.

Recommendations

1. Conform to the requirements of the Old Jamestown Study.
2. Emphasize architectural quality and continuity in building designs.
3. Review proposed projects for their potential to contribute to the enhancement of this entryway into St. Louis County.

Area 4C Northeast Quadrant of Highway 367 at Highway 67 (Lindbergh Blvd.)

Characteristics and Physical Features

Area 4C represents the northeast quadrant of Highways 367 and 67. The Burlington Northern Santa Fe Railroad right-of-way traverses the southwestern perimeter of the area in a northwest/southeast orientation. Access to this area is by the outer road called County Park Road that terminates just beyond the entrance to a compost facility. Included in this quadrant is a 32-acre tract zoned PS Park and Scenic District and FPPS Flood Plain Park and Scenic District in 1992. On paper, this site is labeled as Fort Bellefontaine West County Park, but it is not an active usable park. Currently, Organic Resource Management, Inc. (ORMI) operates a composting facility on an 18.4-acre portion of this 32-acre park site. The compost use is authorized via Conditional Use Permit granted in 1992 and extended in 2000.

Two hundred and seventy-three acres abut the compost site to the east. This acreage, now known as Fort Bellefontaine County Park (formerly Coldwater Creek Park), is zoned NU Non-Urban District and FPNU Flood Plain Non-Urban District, reflecting the presence of Coldwater

Creek. Coldwater Creek, as it winds along this property, is relatively untouched by urban development and retains much of its natural characteristics. It displays some of the more distinctive scenic qualities of any drainage system in North County. The 273-acre Fort Bellefontaine County Park extends to the Missouri River bluffs and surrounds a 70-acre parcel owned by the State of Missouri known as the Missouri Hills property. A residential facility for youths is operated at the state-owned property.

Also of relevance to this area is the Spanish Lake Community Area Study adopted by the County Council in 1999. One of the recommendations in this study was to open Fort Bellefontaine West County Park for public use pending environmental remediation (a portion of it is a former landfill site). The study also suggested a new park at the Missouri Hills Campus (much of which is now Fort Bellefontaine County Park), which is rich in history, and the site of the first U.S. Military Post west of the Mississippi River. Established in 1805 in the newly acquired Louisiana Territory, Captains Lewis and Clark stayed at the site on September 22, 1806, on the final night of their famous "Corps of Discovery" expedition. Several historic buildings of hewn logs on stone foundations remain standing at this significant location. While this area is not actually part of the Highway 367 corridor, its linkage to the Fort Bellefontaine West County Park (ORMI site) would be very desirable.

Vision

This quadrant can play an important role in marking the entrance to St. Louis County and capitalizing on a regional treasure, the Fort Bellefontaine site. However, access to much of this area from Highway 367 is non-existent and is problematic due to Coldwater Creek, which separates the Fort Bellefontaine West County Park site from Fort Bellefontaine County Park and the Missouri Hills property. The reconstruction of Highway 367 will provide an opportunity to erect signage to direct travelers toward these park sites. This area can become an integral piece of the development of the multi-faceted greenway system of parks, trails, and historically significant destinations planned by the Metropolitan Park and Recreation District.

Recommendations

1. Study potential road and trail connections between Fort Bellefontaine West County Park and Fort Bellefontaine County Park, which surrounds the Missouri Hills campus.
2. Capitalize on the unique, historically significant park as part of the point of entry into St. Louis County.
3. Provide links to the Confluence Greenway system and other recreational-themed areas.

Area 4D Southeast Quadrant of Highway 367 at Highway 67 (Lindbergh Blvd.)

Characteristics and Physical Features

Area 4D lies within the southeast quadrant of Highways 367 and 67. The entire area is currently vacant and zoned either R-6A Residence District or R-2 Residence District. A large portion of this area is owned by the Hazelwood School District and is intended for a future school site. Access to this area is from Lusher Road at New Jamestown Road. Lusher Road extends northward from New Jamestown to just past Arrowpoint Drive and then abruptly stops. There is no connection to Highway 67.

Vision

Due to limited access potential and future school district plans, residential development should be the focus of this area.

Recommendations

1. St. Louis County should coordinate with the Hazelwood School District with regard to development of their site.
2. The remaining area should retain its residential character and low density pattern.

Area 4E East Side of Highway 367 at New Jamestown Road

Characteristics and Physical Features

Area 4E is located on the east side of Highway 367 at New Jamestown Road. Direct access to Highway 367 is at New Jamestown Road with Lusher Road being the outer road connection. All of the parcels fronting on Lusher Road are zoned commercial, but most have not been developed according to the prescribed plans. The largest parcel is a 3.5-acre tract oriented to both Lusher and New Jamestown Roads. It was zoned C-8 Planned Commercial District in 1987 and allows for a two-story, 25,000 square-foot retail/office/service center plus a bank. This site remains vacant. A transmission repair business is situated on the small corner parcel, zoned C-4 Highway Service District. North of New Jamestown Road are three tracts all zoned C-8 Planned Commercial District with only one parcel developed with an automotive repair shop. Zoning for that parcel allows for a service station, retail uses including a convenience store but excluding drive-through facilities, restaurants and recreational uses. The 0.8-acre corner lot at Arrowpoint Drive and Lusher Road was zoned C-8 to allow for the conversion of one of the accessory structures (to an existing house) to be used for dance classes.

Vision

In the future, New Jamestown Road will be configured as an overpass, crossing over Highway 367. This may affect the viability of new commercial development on the vacant C-8 zoned parcels.

Recommendations

1. Commercial development should be oriented to the needs of the surrounding community, providing services to the immediate area residents and commuters traveling on Highway 367. Possible uses could include quality sit- down restaurants, bookstores, offices, and medical offices.
2. St. Louis County should encourage architectural quality and continuity between buildings, providing significant buffering to abutting residential properties.