

Oakville Community Area Study Update

**An evaluation of a part of unincorporated St. Louis County
for
the St. Louis County
Planning Commission**

Prepared by the St. Louis County Department of Planning
as an update of the 1989 Oakville Community Area Study
with advisement of the
Oakville Community Area Study Update Advisory Committee

April, 1998

April 21, 1998

MEMORANDUM:

TO: St. Louis County Planning Commission

FROM: Glenn A. Powers, Director
Department of Planning

RE: Committee of the Whole meeting - 6:00 P.M., Monday April 13, 1998, 5th Floor
Conference Room

The Department staff is pleased to present the Oakville Community Area Study Update to the Planning Commission for review and adoption. The staff will give a presentation on the Update process and recommendations Monday evening. We anticipate members of the study committee will also be in attendance for questions and comments.

We have included a copy of the St. Louis Bread Company's menu for our dinner selection. Please call Pat East on Monday, April 13, 1998 with your menu choice and attendance confirmation.

PREFACE

The Oakville Community Area Study Update is the product of a collaboration between the St. Louis County Planning Department and the Oakville study area community as represented by the Oakville Community Area Study Update Advisory Committee. Working with Planning Department staff, the Committee met over a five-month period to review the original report, gather and sift input, and consider and refine land use recommendations. Two public forums were held at Oakville High School to allow citizens to participate in the process, raise issues and express concerns about the area and review draft recommendations.

The focus of the Advisory Committee was on the review and refinement of the land use guidelines of the original study. Subarea guidelines were updated to reflect developments that had occurred since the original study and in a few cases to more specifically reflect community preferences. The experience of committee members in a variety of community, business and school district activities contributed to broad consideration of diverse interests and perspectives.

It is the consensus of the Committee that the Oakville Community Area Study Update presents workable guidelines for the Planning Commission to use in making land use decisions for the area. Every effort was made to balance diverse interests and to express in these guidelines the preferences of the community. At the same time, the study endeavors to preserve a reasonable degree of flexibility to accommodate changing conditions in the area.

It is hoped also that the Study Update will serve as a resource and a guide for both residents and developers working in the area. Both the original study and the update are designed to influence proposals even before they are brought to the Planning Commission as well as to serve as a guide for review and refinement of such proposals. In addition, the study process has facilitated the active involvement of residents in decision-making regarding their community. A future objective will be the continuation of that involvement through communication and cooperation between residents and Planning Department staff.

Having completed its task as an advisory body, the Oakville Community Area Study Update Advisory Committee hereby transmits the completed Study Update to the Planning Commission as a report of its findings. The Advisory Committee recommends that the Planning Commission adopt the study and incorporate its contents in all future considerations affecting the study area. It is also anticipated that the study will be forwarded to the County Council for adoption as part of St. Louis County's General Plan.

Respectfully submitted,

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Oakville Community Area Advisory Committee

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TABLE OF CONTENTS

INTRODUCTION	
A. The General Plan Process	3
B. Purpose of Community Area Study	3
C. Selection of the Study Area and Designation of Boundaries	4
D. Implementation	5
DEVELOPMENT HISTORY	
A. Synopsis of Area History	6
B. Historic Buildings	7
C. Land Use Trends	10
D. Zoning and Subdivision Trends	11
CURRENT STATE	
A. Existing Land Use	12
B. Existing Zoning	14
C. Infrastructure and Services	15
D. Demographics	17
ENVIRONMENTAL FEATURES	
A. Geographic Characteristics of Study Area	23
B. Open Space and Public Area	23
C. Natural Areas and Wildlife	25
PROJECTED IMPROVEMENTS	25
ISSUES IDENTIFIED WITHIN STUDY AREA	29
GENERAL GUIDELINE	32
SUBAREAS AND RECOMMENDATIONS	40
APPENDIX	
A. Inventory of Historic Buildings	99
B. Zoning Petition Activity (1983 - 1997)	101
LIST OF TABLES	
1. Area by Land Use Category, November 1997	13
2. Demographic and Housing Data	20
3. Proposed Road Improvements	26
LIST OF MAPS	
1. Locator Map	1
2. Boundary Map	2
3. Existing Zoning	8
4. Existing Land Use	9
5. Physical Features	24
6. Improvements	28
7. Subarea Boundaries	39

MAP 1

OAKVILLE COMMUNITY STUDY AREA LOCATOR MAP

MAP 2

OAKVILLE STUDY AREA

INTRODUCTION

General Plan Process

St. Louis County has employed a General Plan since the early 1940's. A County Charter revision approved in 1979 requires that the General Plan be reviewed and updated at five year intervals. One of many implementation strategies introduced in the 1985 update of the General Plan was the designation of areas of unincorporated St. Louis County each year for detailed planning analysis. The Oakville Community Area Study undertaken in 1988/89 was the fourth such study to be undertaken. Since its adoption in 1989, it has provided guidance for zoning decisions in the study area. The current update, initiated in the fall of 1997, extends the citizen participation process to include a review and update of the original document. Updated demographic, land use, zoning and infrastructure information was gathered and all previous recommendations were reviewed for applicability to current conditions. The resulting document confirms the great majority of the original recommendations and refines some of them to reflect current conditions.

Purpose of Community Area Studies

The objective of the Community Area Study process is to improve on the decision-making process for areas where land development pressures are evident or are anticipated. The study focuses on land use decisions and, to a limited degree, on related policies and guidelines. The study provides guidance for interested parties who need to anticipate land use trends and demographic changes and to program infrastructure improvements within the study area. Most importantly, it provides guidelines which can be applied to specific zoning petitions and other planning decisions during the area's transition to a fully developed state.

The community area study process is conducted under the auspices of the St. Louis County Planning Commission. The process is initiated with the designation by the Planning Commission of a specific area for study and appointment by the County Executive of an Area Advisory Committee which includes residents of the local community, service providers, members of the development community, and members of the Planning Commission. The Advisory Committee provides direct input to the Planning Department throughout the development of the report. Additional input is gained from public comments received by the Advisory Committee during its meetings and later at a public hearing by the Planning Commission. Following consideration by the Planning Commission, the report is submitted to the County Council for consideration.

Following an eight-month process that involved ten public meetings by the Area Advisory Committee, the original Oakville Community Area Study was forwarded to the Planning Commission on November 17, 1988 and adopted by the Planning Commission on January 3, 1989.

The study update was begun in the fall of 1997 with the appointment of an Advisory Committee as recommended by Sixth District Councilman Jeff Wagener. The first Advisory Committee Meeting held on October 30, 1997, began the process which included two public open house meetings.

The fundamental criterion for the selection of an area for study is that it possess a pronounced potential for development activity in the near future. Planning decisions are given advance consideration through the study process and the resultant guidelines provide a link between the General Plan and the specific considerations relevant to the individual sites. The study is not intended to supersede the technical review by staff or consideration of the merits of proposed developments by the Planning Commission and County Council. The consideration of site-specific design criteria is deferred to the normal review process. The study is intended to support the review process by establishing guidelines, residential density ranges and future development alternatives to which future development proposals may be compared and adapted. Public comments and concerns are incorporated into the guidelines to reflect the preferences of the local community as much as possible.

Guidelines for development are based on analysis of available data and consideration of factors that may change over time. It is acknowledged that more detailed analysis through engineering reports and other review capacities of the County may lead to the refinement of these recommendations. The objective has been to develop guidelines which will accommodate a range of development possibilities.

The scope of the study, which is intended primarily to guide land use decisions, is necessarily limited to developable parts of the study area. In the ten years between the original study and the current update, there had been considerable absorption of developable land, largely in conformance with the original study. As the supply of developable land diminishes, so does the range of options. For this reason, controversy over specific developments can intensify. Concerns of area residents about the ongoing process and recent zoning proposals prompted the request of the Sixth District County Councilman for this current update, which has involved a review of the original guidelines, collection of fresh input through a new advisory committee and through public forums, and updating of land use, zoning and demographic information. The resulting report is an update, a confirmation, and a refinement of the original study.

Selection of the Study Area and Designation of Boundaries

The selection of the Oakville Community Area and the delineation of the study area boundaries were based on several criteria. Principal among them were the high level of zoning and subdivision activity, the availability of significant areas with future development potential, pressures for extension of utilities, services and public facilities, and the existence of particular issues unique to the area.

The Oakville study area possesses several unique characteristics which suggested the need for planning consideration for the original study. The area is geographically confined by the two rivers that form its eastern/southeastern and western borders, with only one river crossing at Telegraph Road. The land use pattern at the time of the original study, and to a large extent still today, was predominantly residential with continuing residential development. The original study stated that the development of commercial and other supporting land uses which eventually accompany residential development had so far been limited, and that the realization of the future residential development potential would bring with it an increase in demand for such supporting development. The continuing residential development that has occurred in the decade since the last study has generated recent commercial zoning requests which were part of the impetus for the current update.

The proximity of the area to more intensely urbanized parts of the County to the north as well as unique physical features in the area have made Oakville an attractive location for regional park facilities. River bluffs, flood plain areas, wooded areas and areas with other physical features provide active and passive recreational opportunities. In addition to two large St. Louis County parks, the area has three additional county parks for which property has been acquired in recent years and is still

being acquired. Still, demand for recreational uses and preservation of natural areas are issues of consideration in evaluating the most suitable land uses for Oakville's unique topography.

Sinkholes are prevalent in the northeast portion but also occur in other parts of the study area. Development that has been undertaken in the past in areas where sinkholes occur may have contributed to stormwater problems. Future infill development or redevelopment in these areas may require additional sensitivity to mitigate problems or prevent further detrimental effects on drainage patterns in this area.

The limitations of the overall traffic circulation pattern in the study area was another factor that suggested the need for in-depth study of land use and infrastructure issues in the area. Traffic circulation relies heavily on Telegraph Road, the main artery providing access to the area from other parts of the County. Numerous truncations of stubbed streets contribute to the strong reliance on that single roadway for access into, out of and from place to place within the area.

The Study Area as Part of the Larger Oakville Area

The focus of the study on the area south of Baumgartner Road was never intended to imply that areas to the north were not part of the community of Oakville. A common understanding of what is meant by "Oakville" is the entire area of St. Louis County south of Interstate 255/270 and east of Lemay Ferry Road. The study was limited to the smaller area because of the high volume of rezoning activity that was occurring south of Baumgartner Road and the significant amount of vacant land with development potential. While it may be appropriate to consider the larger area when planning infrastructure improvements and evaluating probable future land use mix, it should nevertheless be recognized that the study area with its estimated population of over 20,000 people is the largest area that has been examined as a community study area. When the study area was originally selected, it clearly differed from area north of Baumgartner Road in the volume of rezoning activity and the proportion of land with development potential. Furthermore, the impetus for an update of the plan was the ongoing development pressure in the study area.

Implementation

The recommendations of the Oakville Community Area Study Update, which are a refinement of the original Oakville Community Area Study, will be implemented by St. Louis County in accordance with the St. Louis County Zoning and Subdivision Ordinances and other related regulations. As the Planning Department and other County departments review proposals and enforce regulations, there will be opportunities to encourage alternative choices which are most consistent with the guidelines of this study. Indirectly, choices made by the development community or services providers which are influenced by the study recommendations are another form of implementation. The study update process has revealed a substantial degree of adherence to the original study in zoning decisions that have been made since its adoption. This review and update of the original study, with information on an additional decade of development and more current citizen input, strengthens the Oakville Study as a tool to guide future development of the area.

DEVELOPMENT HISTORY

Synopsis of Area History

The earliest historical reference to the Oakville area can be found in the journal of Father Jacques Gravier. This Jesuit priest reported that he and five canoes of Frenchmen made camp in the southern Oakville area while exploring the lower Mississippi River in 1704. The journal also noted the discovery of the Meramec River.

In 1789, Jean Baptiste D'Gamache Jr. completed his services as the surveyor and builder of "The King's Highway," a road extending from St. Louis southward along the route of Lemay Ferry Road and continuing to New Madrid, Missouri. In payment for his services Gamache was given an extensive land grant by the Spanish Government, which controlled the Louisiana territory at the time. Gamache was the first permanent settler in the Oakville-Point area. He is also attributed with establishing the first ferry across the Meramec River in the vicinity of Telegraph Road, but the exact location is uncertain. The ferry was in operation for only a short time. The service was discontinued in 1780 because of Indian disturbances in the area.

Historians indicate that in 1783 Phillip Fine, Sr. obtained a permit from the Spanish government to operate ferries across both the Mississippi and Meramec Rivers. The Meramec River ferry was located near Telegraph Road and became known as Lovering's Ferry after its operation was assumed by Phillip Fine's son-in-law of the same name. Records indicate that a survey was made for a road from St. Louis to Lovering's Ferry in 1826. Sometime before the Civil War the name of Lovering's Ferry Road was changed to Telegraph Road. The name of the road was derived from the telegraph line which extended along sections of its route. In 1849, numerous residents of the Oakville area filed a petition with the County Court requesting that funds appropriated for the macadamizing of Lemay Ferry Road be used on Telegraph Road instead. The petitioners noted that the crossing of the Meramec River at Telegraph Road would be more favorable for a bridge. The request was denied. While a Lemay Ferry Road bridge across the Meramec River was subsequently built, a Telegraph Road bridge across the river was not constructed until 1937.

In addition to establishing a ferry across the Meramec River, Phillip Fine also aspired to become the founder of a prosperous river town to compete with St. Louis. Although plats were filed in the County surveyor's office, the proposed town never came into existence. However, Finestown Road remains as a reminder of Phillip Fine's dream. Likewise, many roads in the Oakville area bear the names of early settlers or later home builders. Around 1866, Henrich Schulte, Justice of the Peace and a school teacher, conferred the name of Oakville upon the area because of the many oak trees growing in forests on uncultivated land. The center of the unincorporated community is generally accepted to be the intersection of Telegraph and Baumgartner Roads. Although this Community Area Study is limited to that portion of the greater Oakville area generally south of Baumgartner Road, other area organizations, such as the Oakville Chamber of Commerce, regard the boundaries of Oakville as Interstate 270, Lemay Ferry Road, and the Mississippi and Meramec Rivers. The name Point is also associated with the area due to its wedge-shaped geographic configuration formed by the Mississippi and Meramec Rivers. Point is generally considered to be the southern portion of Oakville, south of the Telegraph Road and Baumgartner Road intersection extending to the point of confluence of the rivers.

Historians indicate that there were only a few scattered residents in the Oakville area by the 1830's. During the 1840's and 1850's many German immigrants came to this country and settled in the Oakville area. They built homes and began farming. In this same time period the community's first

church was established. In 1844, a log church, St. Paul's German Evangelical Church, was built. In 1905, the congregation acquired three acres of land on Telegraph Road. In 1918 the present brick church, now named St. Paul's United Church of Christ, was built. The beginnings of Point Elementary school can also be traced to the 1840's. Classes were held in a farmhouse until the 1850's, when the first building was erected on the present school site.

After the Civil War many additional German families settled in the Oakville area. As with the earlier settlers, their principal occupation was farming. A wide variety of farming activities were conducted, including raising grain, fruits, and livestock. Later, larger farms were divided into smaller tracts and additional homes were constructed as land was passed down to the children of the original settlers. However, farming activities continued well into the first half of the twentieth century as the trucking-farming business was profitable. Berries, fruit, and vegetables were grown and transported for sale in St. Louis. Since World War II and particularly since 1970, truck-farming activities have been overtaken by suburban housing development.

The growth of residential subdivisions has continued unabated in the 1980's and 1990's. While large portions of the Oakville study area have been developed or are under development, undeveloped lands that have not yet undergone a transformation from rural to suburban uses remain. The purpose of this Community Area Study is to insure that those remaining properties are developed in a manner which reflects the community's need for additional quality residential uses that are adaptable to the physical constraints of the land. At the same time, supporting commercial and other non-residential land uses should be provided at appropriate locations in the study area.

Historic Buildings

In addition to a rich history, the Oakville area contains a large number of older structures. These structures are generally greater than fifty years in age but do not necessarily meet the standards of significance for the National Register of Historic Places.

In 1988, the Department of Parks and Recreation prepared an inventory of older buildings located within the study area and immediate vicinity. A number of periodicals and publications were utilized to assist the Department in compiling accurate information pertaining to the history of the Oakville area. One such publication of importance was entitled Foundations of a Community: Oakville Before the Turn of the Century, published in 1977.

An inventory of structures was prepared and includes a written description, the site address, current ownership, any historical significance, and important architectural features of each building. A photograph of each structure is included for each entry item.

Subsequent to the preparation of this inventory, several of the structures have been demolished. The loss of these structures has been due in part to the absence of restoration efforts as well as several significant flooding events, particularly during the year 1993. An inventory of existing structures was included in Appendix A of the 1989 Oakville Study Area document. This inventory has been revised to reflect the current status of those previously identified structures, and is included as Appendix A of this document.

MAP 3

EXISTING ZONING

MAP 4

EXISTING LAND USE

Land Use Trends

Historically, the Oakville area was slower to develop than other St. Louis County communities due to a variety of factors. Conflicting land grants and titles may have complicated or inhibited some settlement patterns. However, topography, physiographic features, and geographic location were certainly contributing factors that limited earlier settlement. These factors persisted into the twentieth century and, even to this day, have a noticeable influence on development in the area, as reflected by the relatively lower residential densities which predominate.

Prominent bluff lines along the Mississippi River discouraged early waterway development. The water boundaries of the Mississippi and Meramec Rivers historically contributed to the relative isolation of the study area. Its remoteness from more heavily populated areas of St. Louis was another prime reason for the area's relatively slow and late development. However, subsequently the interstate highway system development of I-55 and I-255 in the vicinity coupled with the widening of Telegraph Road has made this area easily accessible to other parts of St. Louis and St. Louis County, Jefferson County, and Illinois. The karst plain, characterized on the land surface by sinkholes, is an overriding physiographic feature covering the eastern portion of the study area.

The general land use trend in the study area can be characterized as a transition from historic agricultural uses to single family residential subdivisions. In the early 1960's agricultural uses, including many orchards, were prominent. With the exception of a few small subdivisions, most residential development consisted of houses along major roadways, such as Telegraph Road, Christopher Drive, Heintz Road, and Erb Road. By the mid-1960's a few more typical suburban style residential developments began to appear. The Candlewick and Tam O'Shanter subdivisions, both located in the same general vicinity near the center of the study area, south of the intersection of Telegraph Road and Christopher Drive, were the most notable residential developments.

By the mid-1970's residential activity had expanded to include large numbers of new homes in subdivisions in the northern portion of the study area. These subdivisions were generally within the low density range pattern. These developments, with primary roadway access to Telegraph Road, included River Oaks and New England Town. By the late 1970's construction activity in larger subdivisions along Becker Road was well underway. In addition, development of New England Village also began during that time. The 1980's continued the single family pattern with the Estates at Arrowhead conversion of the existing golf course, Christopher Winds, Wynfield Estates, Summerfield Manor and South Oaks to name a few.

The decade of the nineties brought continued single family residential development within the established lower R-2/R-3 density ranges. Oakville Woods, Cambridge Pointe, Silver Spring Plantation, and Oakville Heights were new developments along Heintz Road. Water Tower Place, Forest Creek, Parc Place, and Crystal Lake are some of the new subdivisions with frontage along Telegraph Road.

Multiple family development has occurred at only a few locations in the study area. Such developments include the Delray (early 1970's) and Port (mid 1980's) apartments, located southwest of the intersection of Baumgartner and Telegraph Road; the Black Forest Apartments and Condominiums (late 1960's, early 1970's), located south of Baumgartner Road, east of Heintz Road; the New England Village Condominiums (early 1980's), located on Tollgate Road, north of Telegraph Road; and the Arrowhead Condominiums (mid 1980's), located north of the Estates at Arrowhead. One new development was approved in 1997 on the west side of Telegraph Road, north of Erb Road. An R-6A zoned sixty-four unit duplex/condominium development known as Tori Pines is currently under review

for site plan approval.

The study boundary does not include the zoned and developed commercialized corridor along Telegraph Road north of Baumgartner Road. These facilities and services are utilized by the residents of the study area. Major retail and/or employment centers are located outside of this boundary area and north of I-255. Both the South County Mall and Telegraph Crossing shopping centers serve the local community but are situated further north and northwest.

Within the study boundary, commercial land uses were historically located on Telegraph Road at its intersection with Baumgartner Road. Old stores and shops have since given way to more modern shopping centers such as Oakville Shopping Center, Coppergate Square, and Telegraph Plaza. Telegraph Road at this junction remains the primary commercial area within the study boundary. Small expansions of commercial zoning have occurred along Telegraph Road south of the Baumgartner Road intersection except that no subsequent development has followed. Such locations are near Fine Road, adjoining Crabapple Cove nursery and near England Town Road. One exception is the convenience food mart and gas station at Susan Road. Even this small commercial area remains partially vacant.

Industrial development has remained unchanged within the study area. Union Electric's power plant at the confluence of the two rivers and the Fred Weber rock quarry operation along New Baumgartner Road and west of Heintz Road continue operations. The Metropolitan St. Louis Sewer District owns property along the Meramec River with plans for a treatment facility in the future.

Zoning and Subdivision Trends

The underlying zoning pattern for the area was originally established with the adoption of the 1965 Master Zoning Ordinance for St. Louis County. Much of the early zoning of the area reflected its agricultural and sparsely developed nature, since it was mostly zoned NU Non-Urban District. Commercial zoning was established for properties at the Baumgartner and Telegraph Roads intersection. In addition, the R-7 Residence District, which permits multiple family development, was introduced in the area southwest of this intersection at the same time. A portion of this R-7 area has subsequently been platted and developed with single family homes. In addition to the Non-Urban District zoning, a significant part of the northern portion of the study area, centered around Telegraph Road, was zoned R-2 Residence District in 1965.

Since 1965 the R-2 and R-3 Residence Districts have emerged as the predominant zoning categories. Most residential subdivisions in the northern portion of the area have utilized the previously existing R-2 District. A mixture of R-2 and R-3 Residence District zoning has been approved for residential developments in the southern portion of the community. The Planned Environment Unit (P.E.U.) Special Procedure has also been utilized in conjunction with the residential zonings to allow flexibility in the site design primarily due to geologic, physiographic or hydrologic constraints.

With the exception of a tract just south of the R-7 zoning, which was zoned R-6 but later developed with single family homes (at an R-3 density), the only residential rezonings for a density greater than R-3 involve three properties zoned R-4 Residence District. One, a parcel on the west side of Telegraph Road at Susan Road, is developed with 32 homes known as Water Tower Place. Another has been developed with the Arrowhead Condominiums. The third is Johnson Crossing, a single family attached development in Subarea B currently being built.

The commercial zoning established in 1965 at the intersection of Telegraph and Baumgartner Roads has been extended southward along the west side of Telegraph Road in a linear manner almost to Black Forest Drive. On the east side of Telegraph Road a larger tract was rezoned to C-8 Planned Commercial District to accommodate the shopping center built with the Dierberg's supermarket known as Telegraph Plaza. No further southward expansion of commercial zoning has followed. Other commercial zoning has occurred at isolated locations along Telegraph Road. Most of the rezonings have not led to actual new development to date. South of Erb Road, a new convenience food mart with gas station is situated along the Telegraph Road frontage. However, the remaining portion of the commercially zoned site is vacant.

Much zoning activity has occurred in the study area since 1965. The table in Appendix B of this report lists the various zoning petitions which have been filed and considered in the original Oakville study area from 1983 to 1988. Beginning in 1983 and extending into November, 1988 there were a total of seventy petitions for rezoning and Special Procedures. Since that time, 48 additional zoning petitions have been filed with 32 approved and one still pending - P.C. 38-97 Joe Meyer at Christopher and Telegraph Roads. These additional petitioned sites are also listed in Appendix B.

CURRENT STATE

Existing Land Use

The 1989 Oakville Community Area Study report contained a table of acreage by land use category. Recent data indicate that there has been considerable change since the time of that report. Because of changes in how databases are maintained, the 1988 and 1998 data are not strictly comparable. Nevertheless, some significant changes in land use in the ten-year period can be noted.

Comparability of data: The major difference between the land use acreage data presented in the earlier report and the data presented here is that acreage of right-of-way has been excluded from the table and from the total acreage. The new total for each year represents total acreage of parcels for which land use designation was/is available in the databases. Because of occasional errors in the database, the totals are not identical; however, these totals are deemed to be the best basis for calculating percentages of the various land uses.

Area by Land Use Category

Land Use Category	1988 Acres	1988 Percent	1998 Acres	1998 Percent	Difference in Acreage
Residential	2,140	35.7%	2,706	43.6%	+576
Commercial	25	0.4%	59	1.0%	+34
Industrial/Utilities	734	12.3%	706	11.4%	-28
Cultural/Recreational	851	14.2%	1,299	21.0%	+271
Vacant/Agricultural	2,238	37.4%	1,428	23.0%	-722
Total	5,988		6,198		210

The most significant changes in land use acreage between 1988 and 1998 are the increase in residentially developed land by 576 acres and the decrease in vacant/agricultural land by 722 acres. Related to the increase in residential development is the 271-acre increase in recreational acreage. Much of that increase is attributable to common ground in the new residential subdivisions. Because of the rough terrain in some of the newer subdivisions, significant areas have been set aside for common ground. Although left in their natural state, they move from the vacant/agricultural category to the cultural/recreational category because they are not longer available for development. There have also been land acquisitions by the St. Louis County Department of Parks and Recreation, which has acquired Classe Park in subarea A and added to Earl Widman Park since the last report.

The 34-acre increase in commercial land use shown in this table may be overstated. In fact, there has been relatively little change in this category. One possible reason for the magnitude of the apparent change is that the 1998 figures were determined by assigning only one land use code to each parcel rather than several as in the older data. That means that if a portion of a parcel of land is used for commercial purposes, the new data would count the entire parcel as commercial, whereas the older data might consider the majority of the parcel to be vacant/agricultural. For land uses such as plant nurseries, this difference in classification could account for considerable differences in acreage in the commercial category. It is not clear why the data show a decrease in the industrial/utility category, since these uses have not changed significantly since the last report.

Residential land uses, predominantly single-family, occupy the largest amount of acreage in the study area with the exception of land classified as vacant/agricultural. The 2700 acres of residential land represents almost 44 percent of the total acreage and an increase of 25 percent over the amount of acreage in that category at the time of the last study.

There has been relatively little new **commercial** development in the past decade. The percentage of commercial land use has increased from 0.4 percent at the time of the original study to 1 percent currently but much of that increase can be explained by counting entire parcels in the new data as opposed to counting only the portion actually in commercial use in the older data. The commercial percentage of 1 percent of all land in the study area is very small compared with 12 percent for St. Louis County as a whole.

Because the study area is only part of what many people consider the Oakville area, and many residents expressed satisfaction with shopping in the northern end of the greater Oakville area closer to I-270, the land use percentages for the larger area were also examined. It was determined that the portion of St. Louis County south of I-255/270 and east of I-55 had more commercial development, 2 percent of the land area, but still far less than the County as a whole. These figures reflect in part the fact that there is very little office development in the Oakville area, nor is there a regional-scale shopping center. Oakville residents generally leave the area to work and to shop at larger retailers.

Industrial/utility land uses represent about 11 percent of the land in the study area. This compares with only 4 percent for St. Louis County as a whole. Large acres occupied by the Union Electric Power Plant, the Metropolitan St. Louis Sewer District and the Fred Weber Quarry account for the vast majority of this acreage and are located along the rivers at the fringes of the area.

Cultural/recreational land uses occupy 21 percent of the acreage in the Study Area as compared with only 12 percent for the County as a whole. The roughly 1300 acres in this category include over 500 acres occupied by St. Louis County parks. Bee Tree Park and Cliff Cave Park each occupy about 200 acres. Bee Tree Park had picnic, playground, fishing and hiking facilities as well as an historic mansion containing a steamboat museum. Cliff Cave Park offers picnic sites, rappelling and rock climbing, a cave and hiking trails. Designated a Heritage Park, it is limited as to the types of active recreational facilities that can be built there. Classe Park in Subarea A to the north of the Study Area was acquired since the original study and has been developed with picnic facilities. Albrecht Park in the southern portion of the area is as yet undeveloped. Earl Widman Park at the southern end of Telegraph Road is currently leased to a go-kart operator. In addition, the St. Louis County Parks Department continues to acquire flood buyout and donated properties in the Meramec River corridor as they become available.

An additional 468 acres are occupied by common ground of residential subdivisions. Much of this acreage will be maintained in its natural state, having been set aside for common ground because of steep slopes, sinkhole areas or other constraints on development. Cultural and institutional uses include Oakville Junior High School and three public elementary schools, churches and a parochial school, a monastery, two retreat centers, a country club and two fire stations.

Vacant/agricultural land was the largest category at the time of the original study and now represents barely half as much acreage (1428 acres) as residential uses, having decreased by 722 acres or about a third. Much of the remaining undeveloped acreage (about 60 percent) is in the Mississippi and Meramec River floodplains, including 591 acres of floodplain in Subarea 12. Roughly 550 acres of the remaining vacant land is not in the floodplain but may be affected by other physical limitations such as steep slopes or the presence of sink holes. The amount of acreage suitable for residential and commercial development has decreased dramatically since the original report.

Existing Zoning

The distribution of acreage by zoning category within the Study Area has not changed as much since the original study as the acreage by land use. In the ten-year period, 257 acres or about 4 percent of the land has changed zoning category in contrast to the nearly 900 acres that changed land use. The reason for the difference is that much of the residential development occurred at densities allowed by the previously existing zoning or occurred on land that had already been rezoned for the planned development when the original study was done.

Non-Urban Zoning: Even with the changes that have occurred since the 1989 Oakville Community Area Study, the Non-Urban zoning category remains the largest in the study area. Areas zoned Non-

Urban and Flood Plain Non-Urban comprised 55 percent of the land in the Study Area in 1988 (when the data were assembled), and today comprise 52 percent of the land area. Non-Urban zoned land includes considerable acreage that is developed in ways that preclude it from redevelopment for the foreseeable future. Land uses in the Non-Urban zoning district include the Fred Weber Quarry, the Sherwood Country Club, and the Bluff Woods subdivision, which contains substantial acreage of common ground.

Residential Zoning: Currently 41 percent of the Study Area is zoned for residential development. Since the original study, 193 acres have been rezoned to the residential zoning categories ranging from R-1 One Acre Residence District to R-6A 4,500 square-foot Residence District. About two-thirds of the residential acreage was already in the R-2 15,000 square-foot Residence District, and an additional 129 acres or about two-thirds of the new residentially-zoned acreage is in that category. R-2 acreage now represents nearly 30 percent of the Study Area, second only to Non-Urban. The next greatest gain in residential zoning acres was in the R-3 10,000 square-foot zoning category, which was increased by 44 acres to 735 acres. R-3 acreage now represents 10 percent of the Study Area. None of the other residential categories has more than 35 acres in the Study Area. The R-1A 22,000 square-foot Residence District, not previously represented in the Study Area, gained 22 acres.

Commercial Zoning: Commercial zoning, which comprised 49 acres or less than one percent of the area at the time of the 1989 study, has increased to 85 acres at the present time, an increase of 36 acres. However, 29 of those acres were rezoned for a water theme park and related commercial development at Telegraph Road and Fine Road, a development which has not been built. Aside from that, the net gain in commercially-zoned acreage was only seven acres. As a percentage of total acreage, commercially zoned property remains just slightly more than one percent.

Park and Scenic Zoning: Acreage zoned in the Park and Scenic District has increased since the original study by 16 acres with a rezoning of Earl Widman County Park acreage. Additional property has been acquired by the St. Louis County Department of Parks and Recreation and can be expected to be rezoned when additional contiguous properties are assembled.

Industrial Zoning: The 109 acres in the industrial zoning districts have not changed since the previous study. They comprise 1.5 percent of the total acreage.

Infrastructure and Services

As in many growing areas in St. Louis County, extension of infrastructure and public services to the Oakville area has followed closely upon active residential development. Services such as sewers and water lines are a direct function of new development. The installation of infrastructure required to support new development in turn expands the availability for further development. The term "infrastructure" can be defined as the facilities and services needed to sustain residential, commercial, industrial, and other land use activities. Infrastructure to which developers contribute typically includes roads and sewer lines. In St. Louis County other utilities such as water, natural gas, electricity, and telephone are provided by private companies. Fire houses, parks, schools, and libraries are provided by various governmental entities.

A listing of services and service providers in the Oakville Study area is provided below.

- Roads: Telegraph Road is the only road in the study area maintained by the Missouri Department of Transportation (MoDOT). Most of the remaining roads are the responsibility of the St. Louis County Department of Highways and Traffic. A number of local streets, particularly in the area east of Christopher Drive and south of Susan Road, are privately maintained.

- Sanitary Sewers: The Metropolitan St. Louis Sewer District (MSD) is responsible for sewerage and treatment in the study area. Treatment is provided at the Meramec ("Arnold") Interim Plant on Fine Road. The study area was annexed by MSD in 1977. Previously, the Fee Fee Trunk Sewer Company, Norvelle Enterprises, South County Sewer Company, and various private subdivision trusteehips were responsible for sanitary sewer services in the area. However, while many established and newer residential subdivisions are serviced by MSD, a number of older existing residential properties, older subdivisions, and sparsely developed areas where homes are located on large tracts are still served by septic tanks.
- Stormwater: Stormwater as it relates to County maintained roadways is the responsibility of the St. Louis County Department of Highways and Traffic. While stormwater plans for new subdivisions and non-residential land uses are reviewed by Metropolitan St. Louis Sewer District and the Department of Highways and Traffic, actual maintenance is the responsibility of individual property owners, represented by their trustees in newer subdivisions.

The Metropolitan St. Louis Sewer District does not accept responsibility for stormwater drainage in areas annexed in 1977, such as Oakville; however, since the district is the agency that oversees stormwater review and detention requirements, they do keep records of plans approved and reported stormwater problems. The provision of routine stormwater maintenance service, including routine maintenance of residential detention areas, by MSD would require voter approval of an additional funding mechanism such as a stormwater impervious charge.

It should be noted that stormwater detention requirements were substantially increased in February, 1997. Previously, any development involving approximately one or more acres of land was required to provide detention for stormwater from a fifteen-year storm. That requirement has been increased to require detention for the runoff from a 100-year storm event.

With particular regard to stormwater drainage as it relates to sinkholes, the Metropolitan St. Louis Sewer District and the Department of Highways and Traffic require submission of a sinkhole report prepared by a professional engineer registered in the State of Missouri with demonstrated expertise in geotechnical engineering for new developments where sinkholes exist. The report indicates whether sinkhole(s) on site can function for natural drainage. Sinkholes can be used for drainage, but relief lines to a natural discharge point must be constructed to accommodate potential clogging of the sinkhole.

- Electricity: AmerenUE provides electrical service to the study area. One of the company's power plants is located at the confluence of the Meramec and Mississippi Rivers at the southern tip of the Oakville area. Transmission lines emanate from the power plant. The most prominent transmission line affecting the Oakville area is one which traverses the area in a north/south direction, situated near and roughly paralleling the Meramec River. A local distribution substation is located at 6677 Telegraph Road.
- Natural Gas: Laclede Gas Company.
- Water: St. Louis County Water Company.
- Cable Television: Charter Communications.
- Telephone: Southwestern Bell Telephone.
- Bus Service: The Bi-State Development Agency provides one regular route and an express route

in the Oakville area. Demand responsive call-a-ride service is available Monday through Friday between 4:00 a.m. and 12:00 midnight; Saturday and Sunday between 6:00 a.m. through 10:00 p.m.

- Library: The St. Louis County Library Cliff Cave Branch at 5430 Telegraph Road just north of the study area serves the area.
- Schools: The Mehlville School District operates the Oakville Junior High School, and Point, Rogers, and Wohlwend elementary schools in the study area. The Oakville Senior High School is located just north of the study area boundary.
- Fire District: The Mehlville Fire Protection District operates two stations in Oakville. One station is located at 5610 Telegraph Road and is equipped with a pumper and ambulance, staffed with firefighters and paramedics. The other location is at 6870 Telegraph Road and is equipped with one pumper, staffed with firefighters. A maintenance bay addition was being constructed at the engine house at 6870 Telegraph Road during the course of this study update. All firefighters are certified Emergency Medical Technicians (EMTs) or Mobile Emergency Medical Technicians (MEMTs) (paramedics).
- Police: St. Louis County Police Department. A substation was added at 5445 Telegraph Road (just north of Baumgartner Road) in 1994.
- Parks: The St. Louis County Department of Parks and Recreation operates Bee Tree Park (198.6 acres) and Cliff Cave Heritage Park (221.1 acres) in the study area. The Heritage Park designation limits development of the park for recreational facilities, including roads, to no more than five percent of the total parkland area. Just north of the study area is Classe Park (17.7 acres). In addition, the undeveloped Albrecht Park (29.9 acres) site and various undeveloped sites (80.9 acres) along the Meramec River floodplain, known collectively as Widman Park, are under the ownership of St. Louis County for future use as parkland. Seventeen acres of this park site, north of Telegraph Road, are currently leased to the St. Louis Karting Association for a go-cart facility. The County will continue to acquire flood lands along the right bank of the Meramec River to implement a future extension of the Meramec Greenway concept.

Demographics

In the past two decades, Oakville has been an area of rapid housing development and rapid population growth. While the 1950's and 1960's were the time of most rapid growth for the County as a whole, the Oakville area remained in a more rural state until development pressures spilled over into this more distant and less accessible portion of the County beginning in the 1970's. In the 1970's, the population of the Oakville study area more than doubled, and the number of housing units tripled. The area gained as many people and homes in the 1980's as it did in the 1970's. In the 1990's growth in the area continues, not at the same rate, but still at a rate far outpacing that of the County as a whole.

Compared to the County as a whole, the area is now characterized by a younger population with higher incomes, less racial diversity, lower unemployment, middle-range educational attainment, and very similar distribution among the major job categories. With predominantly newer housing, the area has a median value of owner-occupied homes that is about a third higher than that of the whole County. It has a lower percentage of multiple-family housing units and a higher percentage of owner-occupied homes.

C The population of the Oakville Study Area grew 64 percent in the 1980's, while the population of

the County as a whole grew only 2 percent. The area gained 6,808 people in the 1980's, giving it a 1990 population of 17,365. In the 1970's, the Oakville area population gained almost exactly the same number of persons, adding 6,802. That was a 181 percent in that decade in which the County grew 35 percent. These numbers reflect the fact that the Oakville Area, as one of the farther out and less accessible areas of St. Louis County, has been beyond the area of rapid suburbanization until the 1970's.

- C It is estimated that the current population of Oakville is 20,300 persons, an increase of approximately 3,000 persons or 17 percent since the 1990 Census. That compares to an estimated 1.5 percent growth for the County as a whole.
- C There is less racial diversity in the Oakville area than in the County as a whole. In the study area the population was 98.8 percent white at the time of the 1990 Census. That compares to 84.2 percent for the County as a whole. Surprisingly, the percentage of population that is white was actually a fraction of a percent higher than in 1980, when the percentage was 98.6.
- C The median household income in the study area was \$49,693 in 1989 (1990 Census figure). That was 30 percent higher than the median for the entire County, which was \$38,127. The 1990 Census figure represents a gain relative to the County as a whole since the previous Census. In the 1980 Census, the median income for the study area (\$25,628) was only 16 percent above the countywide figure (\$22,127).
- C The median age in the study area is three years lower than the median age for the County. At the time of the Census, the study area had significantly higher percentages of persons in two age groups: ages 5 to 17 and 35 to 44. In the 18 to 24 age group the study area had a lower percentage than the County. The percentage under age 18 was 32.7 percent for the Oakville study area and 24.6 percent for the County. These numbers reflect a population of young families. While those who bought new homes in the 1970's and 1980's have advanced in age cohort since the Census, it is likely that families that have purchased new homes since 1990 would still be predominantly in the category of parents in their thirties with school age children.
- C In 1990 the study area had a significantly lower population of elderly persons than the County as a whole. Only 6.5 percent of the population was 65 years of age or more as compared with 13.1 percent for the whole County. The low percentage of elderly persons is typical for areas of new housing. The percentage in the 55 to 64 age category (5.7 percent) was also well below the County average of 9.5 percent.
- C The unemployment rate for the study area was only 3.0 percent for the study area and 4.5 percent for the County at the time of the Census.
- C The study areas's labor force distribution among the jobs categories of white collar, blue collar and service jobs was close to that of the County as a whole. The percentage of blue collar workers in the study area (21.8 percent) was slightly higher than that for the County (19.0 percent). The percentage of white collar workers (69.1 percent) was only one percent lower than the figure for the County, while the percentage of service workers (9.0 percent) was two points lower. Compared with the 1980 Census figures presented in the original Oakville study, the percentage of white collar workers in the study area has increased by 9 points while the percentage of blue collar workers dropped more than 5 percentage points.
- C Levels of educational attainment for persons within the study area tend to be in the middle range for St. Louis County. Compared to the County as a whole, the study area has a smaller percentage

of persons who did not complete high school (12.0 percent for the study area and 17.5 percent for the County). At the other end of the spectrum, the study area also has a smaller percentage of college graduates (26.4 percent) than the County as a whole (29.2 percent).

- C The 1970's, 1980's and 1990's have seen rapid growth in the housing stock in the study area. Starting with barely 1,000 units in 1970, almost 2,400 units were added in each of the next two decades. With an additional 1,150 added in the 1990-1996 period, the area is now estimated to have just over 7,000 housing units.
- C The percentage of multi-family units is well below that for the County as a whole. In 1990, 17.6 percent of the housing stock consisted of multiple-family units, while the countywide percentage was 28 percent. With the addition of 1,150 single-family units and no multiple-family units since the Census, the percentage of multiple-family units for the study area has dropped to only 14.7 percent, or barely half the percentage for the County as a whole.
- C Along with a low percentage of multiple-family units, the study area has a high percentage of owner-occupied housing units. At the Census, the study area was 83.1 percent owner-occupied, as compared to 73.9 percent for the County as a whole.
- C The median value of owner-occupied houses in the study area was \$113,700 at the time of the 1990 Census. This figure is 36 percent higher than the median for the County, which was \$83,500. The higher median value is consistent with the fact that a large proportion of the housing in the area has been built in the last twenty-five years. Nearly all of the new housing built in St. Louis County in that time period had been priced above the median value of existing units.
- C At the time of the Census, 82 percent of the housing in the area had been built since 1970. Forty-six percent (46%) had been built in the 1980's. Countywide, only 33 percent of the units were built since 1970 and only 14 percent since 1980.
- C Building permit data indicate that an additional 1,150 housing units were built in the study area in the years 1990 to 1996. With those additional units, over half of the housing stock has been built since 1980.

OAKVILLE AREA DEMOGRAPHICS

OAKVILLE AREA DEMOGRAPHICS CONTINUED

ENVIRONMENTAL FEATURES

Historically, development pressure has radiated outward from core urban areas towards undeveloped portions of St. Louis County. The radial growth pattern is largely determined by the need for infrastructure extensions (roads, sewer) to support the transition from rural to urban densities. At times growth has leap-frogged over some areas because of constraints that may restrict the economical development of properties. The Oakville study area is unique from other major areas of the County in that its growth was slowed significantly by the presence of significant environmental features that occur within the area. Some of the environmental concerns within the area are as follows:

- C steeply sloping properties which exhibit 10% or greater gradients;
- C unfavorable soils or geologic conditions which affect the foundation stability and erosion potential
- C karst conditions which include the potential for sink holes;
- C floodplain, floodway, and streambeds, and;
- C heavily forested areas.

In addition to environmental influences, other factors affect the potential for development within the area. These factors are as follows:

- C unique features which possess historical or archeological significance;
- C visual resource areas such as vistas, and;
- C agricultural and mineral resource areas.

With regard to geologic conditions, St. Louis County has instituted a policy requiring the submission of geotechnical reports for developments located within designated areas. With the assistance of the Department of Geology and Land Survey of the Missouri Department of Natural Resources, an established 18-unit classification system, based upon topography, soils, drainage, and engineering properties of soils, was adopted. Eight of the eighteen categories require the submission of a geotechnical analysis.

Two of the categories which trigger geotechnical analysis (identified as IIb and IIc), occur within the Oakville study area and comprise essentially all of the remaining undeveloped areas not located within the floodplain. Consequently, a geotechnical analysis would be required for the majority of development proposed within the study area. The specific emphasis of the analysis involves soil stability and the potential for erosion upon steep slopes, and the presence of sinkholes and major rock outcrops.

Additional reports or analysis may be required to address hydrology concerns. Mitigation recommendations which are included in the geotechnical and hydrologic reports are applied during the review of subdivision plats and improvement plans. Many times environmental constraints can be mitigated to reduce the potential for impacts. However, cases in which the application of mitigation measures cannot reduce impacts below a level of significance, development should be discouraged and avoided.

Geographic Characteristics of Study Area

The confluence of the Meramec River with the Mississippi River within the study area has been an important environmental feature and long time influence. These rivers formed broad floodways and prominent bluffs. Between the rivers, the land is marked by two pronounced characteristics. The first characteristic is the presence of numerous sinkholes which are located within a karst plain between Sugar Creek and the northern boundary of the study area. Most of the sinkholes occur east of Telegraph Road. However, some occur within the northwestern sector of the study area. The second characteristic is the multiple smaller tributaries and highly sloped drainage areas. These occur mostly within the west and south portions of the study area where sinkholes have not interrupted surface runoff thereby precluding the formation of drainage tributaries. Because of to the relatively flat topography of the karst plain, most development which has occurred has been concentrated there. The remaining area where development may be considered consists of either properties with small ridges and sloping valleys or modestly sized parcels which are interspersed between sinkholes.

Open Space and Public Area

A major issue for the County which continues to grow more critical is the acquisition, development, and maintenance of recreational and cultural facilities in an environment of diminishing fiscal resources. The availability of Federal, State and local grants-in-aid has dwindled to extremely low levels. Annexations and incorporations of unincorporated St. Louis County further reduce the County revenues available to support these facilities, many of which continue to be used by residents from throughout the region. Ultimately, alternative means of meeting these demands will have to be instituted if quality and variety of services are to be preserved. This will involve the County, municipalities, and private concerns at different levels but in more and more coordinated roles.

Of particular interest within the study area is the ongoing effort to acquire and develop a continuous system of parks, trails, and open spaces along the lower 108 miles of the Meramec River. This is the primary objective of the Meramec River Recreation Association which is comprised of several state agencies, Franklin, Jefferson, and St. Louis Counties, as well as municipalities, advocacy groups, and private citizens. To date, more than 20,000 acres of greenbelt and wildlife habitat have been preserved, fifty miles of trails have been developed, and a number of flood damaged properties have been acquired through a Federal Emergency Management Agency Program.

MAP 5

PHYSICAL FEATURES

Natural Areas and Wildlife

The present low density settlement pattern results in the retention of relatively undisturbed natural habitat for numerous species. Although a comprehensive census of indigenous plant and animal life has not been completed for this area, it is apparent that many species have adapted to the presence of residences and agricultural uses. The further encroachment of an increasingly urban land use setting will ultimately displace flora and fauna which cannot continue to adapt. The conservation of natural habitat, wherever possible, can aid in the retention of many of these species, promote the stabilization of soils against excessive erosion, and provide substantial aesthetic value. Long term or permanent preservation of this type can be anticipated in relation to the Cliff Cave Heritage Park, but in the future should be extended to the floodplain of the two rivers and potentially to other public or semi-public open space. To a lesser extent, the same effect may be incorporated in the establishment of preserved common grounds as part of special procedure developments, such as P.E.U.'s, and should be a consideration in any such development proposals.

PROJECTED IMPROVEMENTS

A number of significant capital improvements have been made within the study area to serve both the existing community and future growth. Listed below are major projects that have been completed since the original Community Area Study was adopted, projects that are now being undertaken, and projects that are scheduled for long-term completion:

- The Metropolitan St. Louis Sewer District (MSD) has sufficient property at its Fine Road site to construct a regional treatment plant using full secondary treatment processes. Contingent on voter approval of a revenue bond issue, MSD plans to replace the Baumgartner pump station, eliminate the Baumgartner and Fine Road lagoons, construct a new force main from the abandoned Baumgartner lagoon to Fine Road, and construct a new treatment plant at the Fine Road site. If funding is approved in 1999, these projects could be completed in 2004.

Regarding more localized sanitary sewage services, future land developments will be served by sanitary sewer lines constructed through the normal development process via private funding. Older existing residential properties and subdivisions currently without sanitary sewers are expected to gain access to these facilities via MSD's subdistrict development process. The process provides for affected properties to share the costs of collector sewers and their connection to a sanitary trunk or sub-trunk as the outlets become available and locally feasible. As indicated by MSD, the subdistrict development process is started by local initiative with the District providing feasibility studies and conducting local hearings with those affected. The final decision to proceed on the improvements rests with the affected local residents.

- In 1989 the Mehlville School District completed a new twenty-six room elementary school in the far southern end of the District. The school was named Rogers Elementary School and can serve up to 650 students. Five additional rooms were added to Oakville Junior High in 1989, and another eight-room addition was added in 1993. In 1994 the old section of Point Elementary School was razed and eight new classrooms and a new cafeteria and kitchen were added. These projects were funded by the 1988 and 1992 Bond Issues.
- The South County (63129) post office in the Telegraph Plaza Shopping Center at 5636 Telegraph Road opened in 1990.

- Since the adoption of the original Community Area Study in 1989, the Missouri Department of Transportation (MoDOT) has replaced the Telegraph Road bridge over the Meramec River in 1997. Six electric traffic signals have been added or moved to realigned intersections with Telegraph Road: Gebhardt Drive/Telegraph Plaza Shopping Center (1989), Erb Road (1989), Point Elementary School (1991), Heintz Road/Bear Creek Drive (1995), Becker Road/Tollgate Road (1996), and Christopher Drive (1996).
- The Missouri Department of Transportation is currently in the process of widening Telegraph Road to five lanes from the Meramec River bridge to Christopher Drive. Work on the most southern segment is scheduled to be completed first. The Becker to Fine Road segment is targeted next. Becker Road to Christopher Drive is the last segment. The project is anticipated to be completed in 2000.
- The St. Louis County Department of Highways and Traffic's Highway System Plan details long-range road improvements. The plan does not set definite dates for completion, but represents a more comprehensive inventory of all future projects regardless of funding capability. Included in the Highway System Plan are proposed road improvements within the study area boundaries and some in the immediate vicinity of the study area which directly impact it. Certain improvements described in the original community area study have been modified or deleted due to changing circumstances. These proposed improvements are depicted on the Improvements Map and in Table 4.

TABLE 4			
ROAD IMPROVEMENTS PROPOSED BY ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC			
Name and Designation	Location	Nature of Improvement ¹	Purpose of Improvement
Baumgartner Road/Old Baumgartner Road ²	Lemay Ferry Road to west of Fireleaf Drive	Widen from 2 lane to 3 lane arterial with continuous left turn lane and realign curve on Old Baumgartner Road, 300' east Milburn Road	Provide major east-west arterial in South County to accommodate through traffic as well as future residential and industrial traffic.
Baumgartner Road realignment ²	Lemay Ferry Road to Baumgartner Road	Align improved Baumgartner Road with Meramec Bottom Road (project is programmed and funded - work to begin in 1998)	Eliminate jog at Lemay Ferry Road

TABLE 4continued

**ROAD IMPROVEMENTS PROPOSED BY
ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC**

Name and Designation	Location	Nature of Improvement ¹	Purpose of Improvement
Becker Road	Fine Road to Telegraph Road	Improve existing 2 lanes with addition of shoulder and left turn lane as required	Enhance traffic safety and relieve congestion
Christopher Drive	Becker Road to Telegraph Road	Improve existing 2 lanes with addition of shoulders and left turn lanes as required	Enhance traffic safety and relieve congestion
Erb Road	Heinz Road to Sean Parkway	Two one-lane culverts to be removed and replaced to allow for two-way traffic	Enhance traffic safety and relieve congestion
Fine Road	Intersection with Telegraph Road	Realign intersection with Telegraph Road (to be improved with MoDOT Telegraph Road widening)	Enhance traffic safety
Heintz Road ^{2,3}	Erb Road to Telegraph Road	Replacement of culverts which restrict traffic to one-lane will be investigated	Enhance traffic safety and relieve congestion
Meramec Bottom Road ²	I-55 to Lemay Ferry Road	Widen from 2 lane to 5 lane arterial with continuous left turn lane (project is programmed and funded - work to begin in 1998)	Provide major east-west arterial in South County to accommodate through traffic as well as future residential and industrial traffic
Treeridge Trail	North of Telegraph Road to south of Erb Road	Construct new 2 lane collector street connection	Improve circulation within existing residential area

¹ Except where specifically noted, projects do not have an assigned start-up or completion date.

² A portion or all of this improvement is outside study area boundary.

³ The realigned Heintz Road intersection with Telegraph Road was completed in 1996.

MAP 6

IMPROVEMENTS

ISSUES IDENTIFIED WITHIN STUDY AREA

In 1989, an important objective of the Oakville Community Area Study Advisory Committee was to identify basic issues or concerns affecting the study area. Through meetings with the advisory committee and the general public the following four general categories of issues were identified: Traffic and Circulation, Stormwater Systems, Land Use Considerations and Additional Considerations. Through this study update process it became clear that the major concerns of the residents today can still be summarized under these four general categories. The following is a review of the issues described in the 1989 Oakville Study followed by additional issues and concerns which emerged during this study update.

Traffic and Circulation

In 1989, the following issues and concerns were related to traffic and circulation. It was noted that during peak flow times (rush hour and weekends) there was traffic congestion on collector streets including Becker, Baumgartner, and Heintz Roads. A second concern was the lack of east/west roads connecting Christopher Drive and Telegraph Road. However, the most prevalent concern was the difficulty of traveling north out of the study area or south to Jefferson County, since Telegraph Road is the only major north/south arterial in the study area. During the original study it had not yet been determined if or when Telegraph Road south of Christopher Drive would be widened to five lanes.

While revisiting the Oakville study, it was indicated that many of these same issues concerning traffic and circulation still exist in some manner. Residents indicated that during peak flow times there is still traffic congestion along Telegraph Road. Now it is as far south as Oldewick Drive. As in 1989, residents of the area indicated interest in additional east/west roads connecting Christopher Drive and Telegraph Road. The problem of having numerous cul-de-sacs off of Telegraph Road rather than through streets connecting to collector roads was also raised in both studies. Another issue brought up during both studies was the need for an additional north/south collector street. The St. Louis County Department of Highways and Traffic has looked into the possibility of the expansion and improvement of Heintz Road to meet the needs of the Oakville area. However, as with the 1989 study, the prevailing issue is the need for widening Telegraph Road, south of Christopher Drive.

Future Improvements: Several of the improvements proposed by the St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation are designed to reduce traffic congestion and enhance traffic safety. The Missouri Department of Transportation has begun the widening of Telegraph Road from the Meramec River bridge north to Christopher Drive to five lanes. The Missouri Department of Transportation has already replaced the Telegraph Road bridge over the Meramec River. While it does not alleviate traffic problems moving north out of the study area, the new bridge has enhanced traffic safety and improved traffic flow to Jefferson County.

The St. Louis County Department of Highways and Traffic has plans to realign Baumgartner Road with Meramec Bottom Road along with future improvements. While this project is adjacent to the study area, it should relieve congestion and enhance traffic safety for the study area. The project will provide a more direct access to Interstate 55. Work on these improvements will begin in the spring of 1998. As development occurs the possibility of additional east/west roads connecting Telegraph Road and Becker Road should be emphasized. The improvement of one lane bridges along Heintz Road is currently being studied.

Future connections and extensions of collector and local streets will be the responsibility of the development community with the guidance and coordination of the corresponding County offices. Major collectors will continue to be the responsibility of the County with appropriate contributions by the development community. The scheduling and funding of these improvements to meet increasing future demands is considered to be a major issue for the study area.

Convenience and Safety: An issue that has not changed since 1989 is the concern for safety as it relates to traffic and circulation. This is primarily reflected by requests for traffic signals, turn lanes, improved alignments, and other design features to reduce the risk of traffic accidents. Less obvious but also important to safety is adequate access for emergency vehicles, school buses, and service vehicles.

Stormwater Systems

While the majority of the study area has been developed, a key concern related to stormwater is the design of interconnecting systems between different developments and sites. Even though there is a review and approval process in place, the County can only enforce minimum standards. In order to prevent localized stormwater problems, developers and the County will need to work together to insure that factors which create drainage problems are addressed adequately; these include high slopes, rocky and erodible soils and sinkholes.

In 1997, the Metropolitan St. Louis Sewer District (MSD) revised its detention criteria. The new criteria established a release rate of one cubic foot per second (c.f.s) per acre for the 100 year, 24 hour event. MSD noted that the required detention volumes may increase as much as three to five times the volume requirements based on the previous criteria. However, this increase in required detention applies to future developments but will not be able to mitigate existing problems. It is hoped that the use of the increased detention criteria will prevent any new development from adding new problems.

The preponderance of floodplain area is associated with the Mississippi or Meramec Rivers and is unlikely to be subjected to significant development pressure. However, some tributaries and their abutting areas are also affected. The object is to adhere to the floodplain regulations of the County as site developments are considered where flooding could be a problem. Ongoing programs of the County and State park systems include floodplain area, particularly on the Meramec River where the St. Louis County Department of Parks and Recreation is currently in the process of acquiring properties along the Meramec River.

Land Use Considerations

Commercial development: As with the 1989 study, a major concern during the update process was the distribution of commercial sites within the study area. There is a strong perception that there is a proliferation of commercial uses along Telegraph Road, although they are located mainly at the north end of the study area and farther north on Telegraph Road. Since the original study there have been very few rezoning requests for commercial zoning south of Erb Road. However, as development pressures increase with the widening of Telegraph Road, there is a possibility of increased requests. As a result of the committee's and the general public's concerns, the revised Oakville Study Report has expanded guidelines for commercial zoning including recommendations for lighting, signage and architectural review. In addition, the concept of small neighborhood scale commercial nodes at key intersections along Telegraph Road in preference to continuous commercial strips has been retained from the original study.

Land uses which residents felt were overrepresented in the study area included gas stations, car washes, and fast food restaurants. These perceptions seem to be based mainly on the portion of Telegraph Road from the Baumgartner Road intersection north. A minority of respondents felt that additional restaurants were needed, although most opposed fast food restaurants.

Residential development: In 1989 another concern was the density at which residential growth would occur, since the amount of growth would in turn determine the future demand for goods and services. Since 1989, there has been one request for multiple family zoning and only two for attached single family development. As a result, 43% of the developments have been for single family homes in the R-2 15,000 square foot Residence District and the R-3 10,000 square foot Residence District; both of these residence districts fall in the low density range. Of the remaining petitions since 1989, 36% were either withdrawn or denied.

The concerns today relating to residential development are mixed. Some would prefer to see the remaining areas developed at densities comparable to the surrounding areas with additional green space provided. However, others feel that larger lots are needed in order to prevent additional traffic congestion. As with commercial development, guidelines have been provided for appropriate densities for each subarea.

Park facilities: In the original study residents indicated concerns that the parks were becoming overcrowded and there was a lack of neighborhood parks to meet the residents recreational needs. Since then 25.77 acres have been added to the Widman Park, and the County Parks and Recreation Department has plans to add \$87,000 worth of playground equipment and \$44,000 in restroom renovations to Bee Tree Park. Additionally, the County Parks and Recreation Department is continuing to acquire land in the floodplain along the bank of the Meramec River to facilitate the creation of the Meramec Linear Park.

Potential employment centers: The prevalence of residential types of land use and development in the past and present land use trends has resulted in a comparatively uniform pattern within the study area. Types of land use which generate employment have not been attracted to the area in any significant amount. Most areas of employment are situated north of the study area, where transportation modes are readily available. While the remaining undeveloped land is most likely to be developed residentially, there are several areas which still offer the potential for small locally oriented retail and/or office uses as indicated in the general guidelines section of the report.

Potential for the reuse of the quarry: Because of the large size of the Fred Weber quarry site, its potential uses, once it has ceased to be useful for extraction, is a concern of past and present residents. The primary concerns focus on the compatibility of any potential uses with the surrounding residential community, the local environmental effects, and the type or volume of traffic that a future use may generate. It is acknowledged the quarry operation will very likely continue for many years. However, the residents who participated in the updated and in the original study believe the concerns presented here will continue to be present for the entire life of the quarry. Hopefully, the concerns of the past and present will facilitate innovative alternatives for the reuse of the quarry site which will enhance the entire community.

Additional Concerns: In 1989 the residents indicated the need for additional local park facilities and a neighborhood school as the population of school age children was growing. Since the original study, new land has been added to the park system and eight additional rooms were added to Oakville Junior High School in 1993. Older sections of Point Elementary School were razed for the construction of eight new classrooms, a new cafeteria and kitchen in 1994. Rogers Elementary school was newly constructed in 1989.

During the review of the study residents presented several other issues/concerns related to the study area. The most common of these was the need for supplementary open space/green space and recreational facilities including soccer fields, walking/bicycle paths and a community center. The need for additional space for recreational facilities was compounded with the designation of Cliff Cave Park as a Heritage Park. As mentioned earlier the St. Louis County Parks and Recreation Department is continually attempting to obtain parcels along the Meramec River for the development of the Meramec Linear Park. Another issue raised by the residents was the desire for a Metro Link connection to south county.

As the guidelines in this plan are implemented, other issues may emerge. These may reflect future trends within or beyond the study area relating to the land use decisions or County services which are the primary focus of this study. The continued participation of residents through established County procedures such as public hearings, town hall meetings and other official contacts between County decision-making bodies and the public should be encouraged. Such participation will provide a source of continuing feedback to help reveal or anticipate new issues and develop appropriate precedents for future decisions.

GENERAL GUIDELINES

The following are guidelines which have broad application to the study area. More specific recommendations are later presented for each subarea. These general guidelines should be applied in combination with the more specific subarea recommendations when they apply to a particular case.

Development Sequence and Design

- The premature platting or inappropriate development of isolated sites which are not contiguous to appropriate utilities or essential support facilities should be discouraged. Where the absence of sanitary sewers, stormwater systems or local streets temporarily constrains development, it should be demonstrated that any proposed uses are consistent with and will not adversely affect the type of development that is anticipated in the area in the future.
- Where possible, significant physical features affecting stormwater drainage, such as sinkholes, should be included in common ground for the purpose of providing permanent common maintenance.
- Site designs should include provisions for pedestrian and other non-vehicular traffic. Such linkages between residential neighborhoods and neighborhood commercial nodes, institutional uses, and public facilities are especially encouraged.
- In large lot and minor subdivisions particular attention should be given to the adequacy of the resulting building sites. Where physical limitations, such as slopes, sinkholes or rock outcrops adversely affect a site, appropriate modifications should be made. Special Procedure zoning (Density Development or P.E.U.) should be incorporated to provide a mechanism to maximize the use of the most buildable areas of a site and conserve its most sensitive terrain.

- Future subdivisions, including minor and large-lot subdivisions, should be encouraged to include reasonable improvements which enhance traffic safety or eliminate known hazards. Such improvements could include the treatment of intersections with existing roads, relocation of utility poles, street lighting, and improvements to sight distance. Particular attention should be paid to roadways where significant planned capital improvements are not anticipated.
- Identified historic homes should be preserved where possible. Prospects for continued residential use of such structures can be enhanced by incorporation of the historic buildings and parcels as lots in new residential subdivisions. Other historic structures could be converted to non-residential uses where appropriate.

Commercial Development

- The existing and future residential population should be supported by sufficient commercial and service development to provide convenient access for the daily needs of residents.
- Future commercial development on Telegraph Road south of Christopher Drive should be encouraged to occur in a consistent and coordinated pattern at collector streets intersecting Telegraph Road or other comparably appropriate sites as regards access, land use compatibility, and local demand. North of Christopher Drive, complementary but less intensive land uses should be retained or interspersed between commercial concentrations. Continuous "strip commercial development" should not be allowed to occur. Uncoordinated piece-meal development should be discouraged. Between the nodes of commercial development, the residential character should be preserved. Other appropriate land uses could include institutional, semi-public or locally oriented offices with low traffic volumes.
- Commercial development should be oriented primarily to the needs of the surrounding residential community. It should not result in excessive volumes of traffic or peak flows on Telegraph Road. The number of curb cuts should be minimized.
- The assembly of small parcels should be encouraged. This would allow efficient internal circulation on larger sites and eliminate the need for unnecessary curb cuts as well as offer the opportunity to enhance landscaping and architectural continuity. Special Procedure zoning (C-8) would further enhance the ability to efficiently develop sites with adequate buffering and linkage to adjoining commercial development.
- Utilize the C-8 to assure the appropriate mix of uses would be promoted, insuring the duplication of development patterns is avoided and the probability of abandonment or long term vacancies (on other Telegraph Road properties) is lessened.
- Most new commercial, office and other nonresidential uses which might accompany commercial development should be limited to the part of the study area north of Erb Road. New commercial development should not duplicate the commercial center extending northward on Telegraph Road from Baumgartner Road.

- Major neighborhood commercial and service areas should not be promoted within the interior of the study area. Any such development should be integrated with existing nonresidential development if possible. A neighborhood node of this type should not exceed approximately five acres of contiguous commercial development. The commercial uses could be located adjacent to other trip generators or active nonresidential land uses to help establish a cohesive neighborhood-oriented activity center if possible.
- Particularly where the depth of a commercial parcel is limited and/or it is adjacent to an established residential use, it will be essential to provide screening or buffering which protects the dissimilar uses from conflict; for example, to preserve privacy, contain noise, or prevent glare from lights. An alternative approach may be to situate land uses in a sequence which provides a transition of land uses as a buffer; for example, placing a higher residential density between a lower residential density and commercial development.
- Do not encourage the use of the Special Business Permit (SBP) procedure in areas not anticipated for future commercial development.
- For redevelopment proposals along Telegraph Road, conditions should be included requiring completion of required improvements for the entire site prior to occupancy (such as parking, fencing, landscaping).

COMMERCIAL DEVELOPMENT DESIGN GUIDELINES

Any new commercial development south of Erb Road should be required to adhere to the following design guidelines. New commercial developments north of Erb Road may also be required to comply with these criteria but may be granted exceptions where location in proximity to existing commercial development may place the new development at a competitive disadvantage.

- A. Architectural facades shall be of consistent materials and style that are compatible with the surrounding residential area. Gable style roofs shall be encouraged.
- B. Commercial buildings shall not exceed one story in height.
- C. Adequate setbacks around the perimeter of the property shall be required. Setbacks shall include abundant landscaping that adequately screens the commercial development from adjoining residential uses. Large scale plantings are encouraged for beauty and utilitarian value such as to provide shade, wind breaks, noise and visual barriers.
- D. Freestanding signs shall be limited to monument style signs. No wall signs should be oriented to residential collector streets. Rooftop signs are prohibited.
- E. Site lighting shall be low level and residential in design and shall be located in a manner that is not visually distracting to nearby residential properties.
- F. The hours of operation of particular uses may be limited if the operation of such uses could be detrimental to nearby residential properties during certain hours. Twenty-four operation of businesses should be discouraged when sites are in proximity to residentially developed properties. The hours of deliveries may also be restricted.

Parks

- The provision of active recreational facilities to serve in lieu of those planned for Cliff Cave Park before it was designated a heritage park should be a consideration of future planning efforts related to public open space and other public facilities. Some of the anticipated recreational demand in this part of the County could certainly be accommodated by unique recreational opportunities which are available within the study area. Key considerations would include acquisition of adequate sites with suitable accessibility, adequate funding for site development and maintenance, and the preservation of opportunities during the interim.
- The acquisition and development of two neighborhood scale parks is anticipated to be necessary to accommodate recreational demands of the current and future residential population of the study area. Developer land dedications that initiate a new park site or add acreage to an existing park site are highly encouraged. The direct involvement of the Department of Parks and Recreation in developing specific planning recommendations should be encouraged. If opportunities for the development of neighborhood parks are presented, these amenities should be accessible to present and future residents in both the northern and southern sectors of the study area.
- The acquisition or protection of wetlands in the Mississippi River floodway should be supported by innovative incentives which make this objective feasible to both the private owner and appropriate public agency or jurisdiction. This could include agreements related to adjacent properties or other properties held by the same owner. Appropriate legal considerations should be carefully scrutinized in addition to normal planning considerations related to access, regulations, etc.
- Providing for park amenities in the northern part of the study area should be emphasized in recognition of its larger population concentration and diminishing availability of suitable land for acquisition.
- Unique physical features and aesthetic qualities could be an emphasis of neighborhood parks or other public open spaces. This could be accomplished in coordination with acquisition of scenic easements on the Meramec River in furtherance of the goals of the Meramec River Recreation Association and Ozark Trails Council.

Industrial Potential

- Presently, industrial and related development is prevalent to the west of the study area on New Baumgartner Road. The extractive industrial land use established by the Weber Quarry should remain the eastern limit of such development. Future development on areas adjacent to the quarry on the north and east should be uses which provide an appropriate transition from the quarry. New land uses should not have a negative impact on established residential neighborhoods.

Residential Development

- Although a range of densities is anticipated throughout the study area, residential densities should not exceed those of the medium density range (maximum 7.3 units per acre). In fact, the geographic characteristics of the area, remoteness from major employment and commercial centers, as well as limitations of roadway access, dictate that the predominantly single family character of the study area in the medium-low density range should be maintained.
- In the areas where a higher potential density is possible due to existing zoning, the surrounding land use pattern should be considered. Adapting the higher density to the established trend of residential density should be encouraged. Incorporation of transitions in density or lower overall densities should be promoted.
- New development of residential land uses should emphasize the preservation of the scenic open spaces and vistas which characterize the area. When possible, common grounds and other open spaces should provide for passive or active recreational uses and incorporate pedestrian links.
- Future residential development should incorporate a variety of designs and styles to provide a range of alternatives to accommodate consumer preferences and price ranges. Clustered, attached, and other consolidated arrangements of living units should be supported as a means to conserve open space and aesthetic amenities. In addition, the consolidation of units should make the most efficient use of irregular topography, reduce the cost of construction and maintenance of living units, and lower the cost of road and utility construction and maintenance. While the underlying density should be as recommended by subareas, the use of Special Procedure zoning will provide the best mechanism to permit flexibility in site design.
- The special needs of senior residents of the Oakville community should be accommodated in specialized residential developments. Such residential designs should be thoughtfully integrated with appropriate amenities, services, and conveniences. They should provide a residential style where high mobility and maintenance can be avoided and unique needs are incorporated in architecture and site design. In particular, the residential setting should be coordinated with convenient access to such supporting uses as grocery, pharmacy, and personal services. Special Procedure zoning regulations should be used to coordinate the necessary mixing of land uses and special site design elements.
- Residential development along Telegraph Road should include provisions for common ground or easement areas for the purpose of landscape buffering to lessen any noise impact.

Residential Density Ranges

Medium Density (2.9 to 7.3 units per acre)

- Residential development within this range would include conventional and alternative designs with clustered or attached units. It could also occur in conjunction with other land uses which support and complement the residential community. This density range is most appropriate where it is desirable to provide for compatible combinations with non-residential land uses or as a transition in residential densities or types within a development.
- Such residential densities should have access to one of the collector streets or to Telegraph Road. The highest actual densities should be provided the most direct access in order to avoid channeling resulting traffic through lower density neighborhoods. They should be oriented to the northern part of the study area.

- The effects of traffic generation should be emphasized in the review process and any problems identified in the process mitigated prior to the final approval of the proposed development.
- Building heights greater than three stories should be confined to sites where an acceptable transition to lower residential densities is assured. Where a consistent pattern of lower density residential development does not yet exist, placement of these structures should still be oriented to the Telegraph Road corridor where intensive development is most likely. The intent should be to provide for aesthetic consistency and functional efficiency.

Medium-Low Density (1.0 to 4.3 units per acre)

- This should be the density range of most of the residential development anticipated in the area and should be predominantly conventional single family detached in type but, where feasible, should also include other arrangements of dwellings which preserve the characteristics of the surrounding density.
- Residential development should not intrude on areas anticipated to be developed either at significantly higher residential densities or as nonresidential uses to the extent that adequate buffering or transition is made impossible.
- Alternative development types and site configurations should be employed as necessary to accommodate restrictive physical features, preserve desirable environmental qualities, and minimize public costs. For this purpose, Planned Environment Units (P.E.U.'s) or other appropriate special procedures should be encouraged in order to stimulate and later regulate such alternative treatments.

Low Density (Lots of one acre or more)

- This density should be single family detached in character. It would be most appropriate in areas of significant physical limitations, or mixed with medium-low densities as an accommodation to physical features.
- Within this density range, Special Procedure zoning could be advantageous to preserve open space and avoid inefficiencies of conventional subdivisions in irregular terrain. The objectives of reduced public maintenance, safety, and convenience could also be addressed.
- The development of significant individual sites should be such that boundary adjustments, lot-splits, and minor subdivisions, in conjunction with appropriate zoning changes, are not hindered in the future if they then become appropriate.
- The heavily karsted parts of the study area (where sinkholes are evident) might include a number of large lots but should not concentrate individual sewage and water systems where ground water contamination is likely to occur as a result.

- These large lots might also be blended with other densities of residential development in order to assimilate restrictive physical features, notably sinkholes, which inhibit a uniform arrangement of conventional subdivided lots.

SUBAREAS AND RECOMMENDATIONS

For the purpose of analysis, the study area has been broken down into a total of fourteen subareas as shown on Map 7. Each subarea combines properties with common characteristics which are likely to have interrelated effects if development or redevelopment are proposed. Several areas where development has already taken place or where it has been approved for current and future construction have been deleted from the subareas. The subareas concentrate on areas of potential development. The land use precedents of these established areas may be referenced in the subarea recommendations.

The general zoning pattern includes considerable areas of residential zoning mixed with "NU" Non-Urban zoning. Where the existing residential zoning districts have established a precedent for residential density, it is anticipated that the pattern will be maintained. A prerequisite to most development would be a rezoning from the Non-Urban District, possibly also incorporating the Special Procedure Zoning regulations. It is primarily through one of these procedures and the subdivision ordinance that most of the following recommendations will be applied. The following subarea descriptions, recommendations and suggested land uses are specific guidelines to be combined with the general recommendations and other information in the study.

MAP 7

SUBARA BOUNDARIES

Subarea 1

CHARACTERISTICS:

The subarea is south of Baumgartner Road on both sides of Heintz Road and extends south to lots fronting on Erb Road. The western boundary abuts the property of the Weber Quarry operation, and the eastern boundary conforms to property lines of Black Forest Estates, Gettysburg Estates and properties fronting on Erb Road where it changes to a north/south orientation. A tributary of Mattese Creek bisects the subarea diagonally, draining to a confluence in the northwest corner. Another small tributary also passes through the northern part of the subarea. Significant floodplain areas are associated with these tributaries. Several residential lots of various sizes front on the east side of Heintz Road. The Royal Oaks subdivision, which extends eastward to the common ground of Black Forest Estates, is included as are three subdivisions that have been developed since the original study: Oakville Woods (P.E.U. in R-2) and Cambridge Point (P.E.U. in R-2) on the west side of Heintz Road and Silver Springs Plantation (P.E.U. in R-2) north and east of the Heintz Road intersection.

The largest remaining undeveloped tract is mainly within a floodplain area west of Heintz Road and south of Baumgartner. Elongated parcels with single family homes fronting on Baumgartner Road also contain creek floodplain area to the rear of the houses. Non-floodplain areas that remain undeveloped or have potential for redevelopment are at the northeast tip of the area, on the east side of Heintz Road north of the Silver Springs Plantation subdivision, and on the south side of Erb Road.

RECOMMENDATIONS:

1. The adjoining residential land use pattern and the precedent of medium-low density residential development within the subarea should be supported in future development considerations. Further residential development at a comparable density should be encouraged. Complementary non-residential uses which are compatible with the residential environment could also be appropriate (e.g. parks, public facilities).
2. The high degree of slope and numerous tributaries with their associated floodplain should receive particular consideration in future development proposals. Slope and alignment of streets, drainage of stormwater, and placement of structures on building sites should be designed so as to avoid inefficient or hazardous situations for occupants or service providers.
3. Street designs should provide alternative means of ingress/egress and/or adequate turnarounds to facilitate safe and efficient traffic circulation, including school bus and other service vehicles. Heavy vehicle traffic associated with the quarry should be isolated from potential residential development.
4. The numerous physical constraints present within this subarea could be mitigated to some extent by the utilization of one of the Special Procedure zoning regulations which enable design alternatives to be instituted. In particular this would improve the adaptation of development to the terrain of this area. Within this subarea, some clustered or attached residential units may be most suitable. Cautious consideration will also be necessary in regard to intersections with Heintz and Erb Roads, determining reasonable expectations for

Subarea 1

overall residential densities, and the introduction of alternative land uses. Traffic and circulation considerations should be foremost in decisions regarding either residential density or non-residential uses.

5. Any non-residential land uses which may be considered should be compatible with the surrounding residential pattern and be oriented to needs of the surrounding community, including institutional and quasi-public functions. Commercial land use precedents should not be introduced within the residential pattern.
6. The avoidance of land use conflicts between the continuing quarry operation and adjacent future development should be reflected in efforts by both the quarry and any future development. Mitigation techniques for the quarry could include visual screening, noise attenuation, containment of dust, and other performance standards which may be exercised in compliance with County ordinances or on a voluntary basis. The regulation of blasting should be emphasized. Screening, buffering, building orientation, and other treatments could be included in future developments.
7. The effect on residences of blasting and other potential off-site influences of the quarry operation should be incorporated in any geotechnical analysis required. To the extent possible, disclosure of potential land use conflicts should be incorporated in appropriate subdivision and zoning related documentation and made available to future home purchasers.
8. See General Guidelines for other applicable recommendations.

EXAMPLES OF APPROPRIATE LAND USE ALTERNATIVES AND OTHER SITE SPECIFIC CONSIDERATIONS:

Site 1A

Land Use Examples:

Floodplain area to north - park, recreation (ballfields, archery range, golf driving range).

Non-floodplain area - single family residential, community facilities (church, school)

Site Considerations: Irregular floodplain/non-floodplain

Site 1B

Land Use Examples:

Single family residential, attached/clustered residential.

Site Considerations: Physical constraints - creek, steep slope. Site distance problem for entrance on Heintz Road.

Subarea 1

Site 1C

Land Use Examples:

Single family residential, attached/clustered residential. No commercial.

Site Considerations: Floodplain

SUBAREA 1 MAP

Subarea 2

CHARACTERISTICS:

The characteristics of Subarea 2 have remained essentially unchanged since 1987. This rectangular subarea is situated entirely on the south side of Erb Road, east of Claymont Hills subdivision. It encompasses the lots of Forestwood Estates Subdivision and six larger lots. Nearly all the parcels are presently occupied by single family dwellings. The subarea also includes a dog kennel operation. Although this area is less severely sloping than some surrounding topography, sinkholes are prevalent in the adjacent area, and the surface drainage pattern is indistinct. A large sinkhole is evident in the southwest corner of the subarea. The surrounding area has been developed as single family subdivisions, employing common ground to include sinkholes and other limiting topographic features. The south half of the subject area is wooded.

RECOMMENDATIONS:

1. If redevelopment is considered in the future, the subarea should be developed only as residential in continuation of the pronounced surrounding precedent and at a comparable density in the medium-low range.
2. The non-residential land use of the dog kennel should not be interpreted as a precedent for other commercial uses which would disrupt the otherwise uniform residential pattern around it.
3. Special Procedure zoning should be encouraged in order to accommodate sinkholes and stormwater drainage. The type of development and design of the site should be consistent with adjacent developments.
4. The stub street from Tree Ridge Trail should be extended in such a way as to provide for a future connection between Erb or Telegraph Road as then determined to be most appropriate.
5. See General Guidelines for other applicable recommendations.

EXAMPLES OF APPROPRIATE LAND USE ALTERNATIVES AND OTHER SITE SPECIFIC CONSIDERATIONS:

Land Use Examples:

Single family residential, possibly to include attached/clustered residential.

Site Considerations: Sinkhole in rear, drainage, traffic access

SUBAREA 2 MAP

Subarea 3

CHARACTERISTICS:

This subarea is situated south of Baumgartner Road and includes both sides of Telegraph Road as far south as the Oakville Junior High School. In the southwest quadrant of the intersection, the subarea extends west to the lots fronting on Sky Hill Drive and Westcliff Drive. On the east side, the boundary conforms to property lines which parallel Telegraph Road about 1,200 feet to the east. This subarea includes both existing and anticipated commercial and related development on Telegraph Road, south of Baumgartner. Both vacant and residential lots of various sizes presently front on Telegraph Road in this area.

The land use in this area is diverse, including both medium and high density residential development. Commercial uses range from small shops to a major retail grocery store. Other non-residential uses include Mehlville Fire District Station #2, a day care facility, and professional offices.

The primary land use consideration in this subarea is the future development or redevelopment of vacant or currently residential parcels adjacent to Telegraph Road. Parcels on the west side of Telegraph are shallow, and to their rear they abut residential development. Planned Commercial zoning for offices only has been approved to a point north of Black Forest Drive on the west side of Telegraph Road; however, it has yet to be developed. On the east side, the same zoning has been extended southward to the New England Town Subdivision and east to the boundary of the subarea. This has subsequently been developed with the Dierberg's Telegraph Plaza Center. A number of irregular and comparatively shallow and/or elongated residential lots remain occupied on the east side of Telegraph.

Several requests for rezoning to C-8 Planned Commercial District of parcels fronting on Telegraph Road were petitioned since 1989. In all cases retail uses were recommended for denial and offices were viewed as acceptable. All of the petitioned rezonings were ultimately withdrawn or denied by Council.

The principal physical constraint within this subarea is the presence of sink holes and the associated stormwater considerations for both current and potential development.

RECOMMENDATIONS:

1. Future development or redevelopment of presently occupied sites should maintain the pattern which has been established by both residential and non-residential zoning or land use precedents. The precedents have been a medium-low residential density range and a limited depth of commercial development where it has occurred next to residential neighborhoods. The use of the Planned Commercial development procedure is well established. A minor increase in residential density could be appropriate if an adequate site is assembled for redevelopment. Any such increase should provide a logical land use transition.
2. Non-residential uses should not be introduced south of the eastern half of the intersection of England Town and Telegraph Roads unless they are clearly compatible with the adjoining residential community to the east and do not constitute a precedent for an extension of inappropriate land uses.

Subarea 3

3. Non-residential uses should be of a low traffic generation character, or should generate mainly off-peak hour traffic. Multiple curb cuts on Telegraph Road, aesthetic disparity, and conflicts in traffic or land use should specifically be avoided. Public, institutional, non-retail, neighborhood service commercial uses or comparable uses, for example, could be encouraged.
4. Any multiple family development should be limited to sites already approved for that density within the study area.
5. The subarea includes a number of irregular residential lots which front on Telegraph Road. The lots are not appropriate for individual redevelopment due to small size or the dimensional limitations of being too shallow, narrow, or abnormally elongated. These parcels are surrounded by well-established residential neighborhoods, but some are heavily impacted by the influence of traffic on Telegraph Road. Where the redevelopment of any of these properties is clearly more appropriate than its continued single family use, its redevelopment should be considered. However, the proposed redevelopment should introduce a land use which is compatible with the adjoining residences or provide adequate buffering, as necessary. These parcels should be assembled into large enough sites to permit adequate setbacks, screening, minimal curb cuts, and other remedies as required.
6. The new Special Business Permit Procedure was developed for the purpose of reutilizing existing single family dwellings fronting on a four-lane or wider right-of-way (Telegraph Road) where certain site characteristics may have rendered the properties less than suitable for residential purposes. Use of this procedure should be encouraged and does not change the underlying zoning and may allow development options until further assemblage of parcels is available. This keeps the residential appearance intact.
7. The use of Special Procedure zoning provides a greater capacity to respond to these limitations and, therefore, should be strongly encouraged to include C-8, P.E.U. and MXD as possibilities.
8. A maximum depth should be established where necessary to prevent encroachment into the residential pattern.
9. See General Guidelines for other applicable recommendations.

EXAMPLES OF APPROPRIATE LAND USE ALTERNATIVES AND OTHER SITE SPECIFIC CONSIDERATIONS:

Site 3A

Land Use Examples:

Single family or attached residential, day care, community facilities (church), professional offices with appropriate site restrictions.

Subarea 3

Site Considerations: Telegraph Road frontage, limited site size, abutting residential land uses.

Site 3B

Land Use Examples:

Mixed use commercial-residential appropriate. Any commercial should be limited to front of properties. Single family residential, non-fast food restaurant, book store, barber/beauty shop, professional offices, child care, community facilities (church), specialty shops, attached residential.

Site Considerations: Telegraph Road frontage, historic home, abutting single family residential lots

Site 3C

Land Use Examples:

Single family residential, professional offices.

Site Considerations: Telegraph Road frontage, limited depth, abutting residential land uses, slope.

SUBAREA 3 MAP

Subarea 4

CHARACTERISTICS:

This subarea is centered around the intersection of Erb and Telegraph Roads. The boundaries of the subarea extend south on Telegraph Road from the Lutheran Church, to the end of the five-lane pavement, (about 1300 feet) beyond the intersection of Christopher and Telegraph Roads. To the east, it extends to the boundary of Cliff Cave Park and then follows various property lines in a southerly direction to Bluff Farm Road. The west boundary extends to the Heatherwood and River Oaks Subdivisions, south to include lots fronting on Erb Road, then parallels Christopher Drive to the southern limit of the subarea.

Although the subarea includes a large portion of vacant land area, it also includes some prominent institutional uses. It includes the Oakville Junior High, Wohlwend Elementary School, the Monastery of St. Claire, a Lutheran Church, and a nursing home. To date, only one commercial land use has been established in the form of a restaurant and lounge. The residential land use consists of single family parcels of varying size and dimension, including several groupings which are oriented to Telegraph, Christopher, or Erb Road. About two thirds of these are owner occupied. Several vacant parcels of significant size are included in the area. In the northwest quadrant of the intersection of Telegraph and Erb Roads is a vacant parcel of approximately thirty-six acres. A large portion of this corner tract (27.4 acres) has recently been rezoned and approved for a combination of residential uses. More specifically, the western portion adjoining the Heatherwood Subdivision was approved for 68 single family homes with access to Erb Road and a stub connection into Heatherwood. A 64 unit duplex/condominium development zoned R-6A was authorized along Telegraph Road abutting the Southgate Care Center. Site plan review is currently underway on these tracts and no development has occurred to date. The remaining nine acre corner parcel, zoned R-2, has no development authorized to date.

A significant change occurred in the development of the southwest quadrant of Erb and Telegraph Roads (4c) since 1989. The corner portion has ultimately been rezoned to a residential district and the Planning Department is currently reviewing site plans for the Faith Lutheran Church. The middle section was rezoned to C-8 Planned Commercial District for a convenience store/gas station and other uses. Only the convenience store/gas station has been built to date. To the west and south of the C-8 District is the Water Tower Place, a 32 lot subdivision with single family homes currently under construction. Two new single family subdivisions have been approved and/or built since 1989. The Christopher Winds Subdivision (on the east side of Christopher Road, southeast of Telegraph Road) is almost completely developed, and the 44 lot subdivision (just south of the monastery) is currently under construction.

The topography of the subarea is relatively flat, including the large vacant parcels. Sinkholes are notable throughout the eastern part of the subarea. The storm water drainage is generally in opposite directions from Telegraph Road. A strip of land 100 feet wide and 1400 feet long extends from Cliff Cave Park to connect with Telegraph Road opposite its intersection with Erb Road. This strip is a part of the park.

The most prominent feature of the subarea is the five-lane section of Telegraph Road which bisects it. The opportunities for visual and traffic access strongly suggest a land use which is oriented to that convenient access. The extensive frontages, signalized collector street intersections at Erb and Christopher Roads, and size of existing or potential parcels present ideal

Subarea 4

opportunities for the coordination of development. Land uses which would satisfactorily serve the entire surrounding community in a compatible mixture of moderate residential densities, commercial, and other land uses which meet local needs could be related in an overall design.

RECOMMENDATIONS:

1. The preservation of the traffic carrying capacity and safe circulation should be primary considerations of future site designs. The total number of curb cuts on Telegraph Road and the collector streets should be minimized. Where possible, access should be combined and cross-access encouraged for on-site traffic circulation.
2. Where numerous individual parcels exist in contiguous groups, their consolidation to form larger developable sites should be strongly encouraged. The piecemeal conversion of individual lots to non-residential uses should be discouraged. Such cases should be carefully considered for adverse precedents and potential land use conflicts with adjoining development. They should be examined for the interruption of the potential of a larger more appropriate assembly of properties which would accommodate a superior planned and coordinated design. Where possible and permissible, the process of timely assembly should be expedited to minimize conflicts for current residents and encourage development of consolidated sites.
3. Future development/redevelopment within this subarea should result in a variety of land uses which address local demands for services, residential alternatives, and amenities. Although commercial development is a reasonable focus for some of this future activity, it should not overwhelm other appropriate development options. The duplication of existing service operations provided in nearby locations should be avoided. The surrounding medium-low residential land use precedent should be addressed in effective transitions, landscape buffers, and land use relationships which do not deteriorate stable residential neighborhoods.
4. Residential development which occurs within this subarea should be within the medium-low density range but could extend to slightly higher densities in appropriate sites. Transitions in density should accommodate adjacent development, circulation, and physical limitations.
5. Special Procedure zoning should be emphasized throughout the subarea. The objective should be to aid in forming compatible mixtures of commercial, residential, and other necessary land uses while enhancing site design.
6. Commercial facilities should be arranged in efficient, unified, architecturally consistent groupings which present visual harmony and facilitate access. The depth of commercial development should be consistent with comparable planned commercial sites to the north on Telegraph Road. Cross-access circulation between parcels should be encouraged.
7. The access strip to Cliff Cave Park should be preserved as an adjunct to the Park and for possible future access. Encourage cross parking agreement for possible pedestrian access to Cliff Cave Park.

Subarea 4

8. Appropriate buffering or transitions should be employed as required to address land use effects related to the public school sites and monastery.
9. See General Guidelines and Commercial Development Design guidelines for other applicable recommendations.

EXAMPLES OF APPROPRIATE LAND USE ALTERNATIVES AND OTHER SITE SPECIFIC CONSIDERATIONS:

Site 4A

Land Use Examples:

Mixed Use: Neighborhood scale center at corner, attached residential (2 story height limit) (senior apartments) and/or single family residential in rear; restaurant, banquet facility/ reception hall, mortuary.

Site Considerations: Significant size and location, important precedents for land use and circulation.

Site 4B

Land Use Examples:

Single family residential.

Site Considerations: Sinkhole, land use transition.

Site 4C

Land Use Examples:

Approved for church, single family, and commercial

Site Considerations: Long, prominent Telegraph Road frontage.

Subarea 4

Site 4D

Land Use Examples:

Single family detached or attached residential consistent with residential land use precedents in area or neighborhood scale service commercial on the north portion with buffering and a transition to residential for the remainder. (Land use examples include a bookstore, local specialty shops, professional/medical offices, mortuary, community center, churches and/or skilled care nursing facility with self-care units.)

Site Considerations: Proximity to residential development to the north and east, access to residents to south, transition to residential uses.

Site 4E

Land Use Examples:

Single family residential, non-fast food restaurant, professional offices, community facilities, attached residential. Mixed use commercial/residential with appropriate transitions. Any commercial should be limited to front of properties.

Site Considerations: Depth of lot, abutted by institutional uses, circulation.

Site 4F

Land Use Examples:

Single family residential, attached residential, non-fast food restaurant, community facilities, professional/medical offices, commercial recreational uses that will facilitate pedestrian access to Cliff Cave Park. Encourage joint parking availability to Cliff Cave Park pedestrian access. Encourage alignment of Cliff Cave Park access to the Erb Road intersection.

Site Considerations: Multiple properties, sinkhole.

Site 4G

Land Use Examples:

Site Considerations: Delete 4G - fully developed with single family lots

Subarea 4

Site 4H

Land Use Examples:

Single family or attached residential, day care, community facilities (church), permitted and conditional uses in residential zones, church, child care

Site Considerations: Maintenance of residential pattern.

SUBAREA 4 MAP

Subarea 5

CHARACTERISTICS:

This subarea is composed of parcels fronting onto either Telegraph Road or Christopher Drive situated south and west of their intersection. It includes the parcels between Forestwood Estates Subdivision on the north and Christopher Estates on the south. It extends to the west as far as the rear of lots fronting on Bear Creek Drive. To the east it includes numerous lots fronting on the west side of Christopher Drive.

Included within the subarea is an R-3 residentially zoned development of 120 lots. It is a Planned Environment Unit (P.E.U.). A second single family development of 17 lots has been built north of the Good Shepherd Presbyterian Church. A Conditional Use Permit was approved in 1989 for a child care center along the northern border of the subarea. Surrounding the subarea is a consistent pattern of residential development in the medium-low density range but also including some larger lots fronting on Christopher Drive (within Subarea 9).

The topography is relatively flat and influenced by sinkholes. The larger subdivision now under construction was required to construct a storm water relief system to accommodate the possible failure of sinkholes as a discharge point for storm water.

RECOMMENDATIONS:

1. In continuation of the consistent surrounding precedent, the subarea should be primarily considered for residential development in the medium-low density range. Depending on what may eventually be proposed south of the Telegraph-Christopher intersection, the residential density at the northeast corner of the subarea could be higher. The purpose should be to permit an appropriate transition to more intensive land uses which may evolve in the south part of Subarea 4.
2. In consideration of the anticipated commercial development to the north, additional commercial development on Telegraph Road within this subarea should not be encouraged. Such development should be specifically discouraged along this part of Christopher Drive in order that its residential collector function be preserved.
3. Institutional and public facility uses with compatible land use characteristics could be encouraged in lieu of a commercial precedent.
4. To the maximum extent possible, consolidation of properties should be accomplished to facilitate unified residential redevelopment proposals. Existing structures could be incorporated in platting patterns where appropriate.
5. Any future developments should continue the precedent of providing stormwater controls which mitigate sinkhole related problems without an unbalanced burden of construction or maintenance costs.
6. The continued use of Special Procedure zoning provisions should be encouraged.

Subarea 5

7. The related general recommendations of the study should also be included on consideration of future proposals.
8. See General Guidelines for other applicable recommendations.

EXAMPLES OF APPROPRIATE LAND USE ALTERNATIVES AND OTHER SITE SPECIFIC CONSIDERATIONS:

Site 5A

Land Use Examples:

Single family residential, attached residential, community facilities. No commercial.

Site Considerations: Sinkhole in rear.

Site 5B

Land Use Examples:

Single family residential, attached residential, community facilities (church). No commercial.

Site Considerations: Sinkholes

Site 5C

Land Use Examples:

Single family residential, attached residential.

Site Considerations: Sinkholes

SUBAREA 5 MAP

CHARACTERISTICS:

This subarea is situated on the north side of Telegraph Road and is traversed by Heintz Road, it is composed of variously sized parcels which have frontage on one of these two roads. The subarea is abutted by the Charlene Manor and South Town Subdivisions to the northeast. To the west it adjoins the New England Village Subdivision and the Weber Quarry, which is located north of that subdivision.

At the southern point of the subarea are several smaller residential lots. Directly to the north is the Cross of Christ Lutheran Church on a larger lot. Continuing north are several smaller residential lots. Further north the majority of the lots are much larger including a wholesale plant nursery and the First Baptist Church of Oakville.

The primary physical features of the subarea are the two tributaries which flow toward the northwest and have formed significant slopes, many in excess of ten percent. The more highly sloped areas are wooded.

RECOMMENDATIONS:

1. Where it is a continuation of the precedent established in the adjacent subdivisions, any future development or redevelopment should be residential, in the medium-low density range.
2. Adjacent to the quarry, any such development should include consideration of factors cited in recommendations 6 and 7 of Subarea 1, which refer to the relation of the industrial use to any adjacent residential use.
3. Parcels which front onto Telegraph Road should be encouraged to continue the established residential character, although a reasonable increase in density may follow from the proximity to traffic access. Complementary non-residential uses which do not establish a commercial precedent and which are suitable to associate with the elementary school site to form a neighborhood activity center could also be encouraged as an alternative. Commercial uses or other high peak hour traffic generators should be encouraged to locate on a more appropriate site outside this subarea which will not conflict with the school site, disrupt the residential pattern or preclude the additional opportunity for more appropriate non-residential uses. Institutional or public facility uses could be encouraged if they complement the existing ones.
4. If substantial development of the area is undertaken, the circulation pattern should be oriented to rely on a minimal number of new intersections with Telegraph Road. The emphasis should be placed on improvements to Heintz Road and its intersection with Telegraph Road. Consideration should also be given to forming a loop street system which connects with Telegraph Road south of Heintz Road to permit auxiliary access to the area. If feasible, appropriate connections to adjoining subdivisions should be given some study in relation to future site designs. The relationship of any intersections to the elementary school site should be considered with special regard for safety.

Subarea 6

5. Street designs should provide alternative means of ingress/egress throughout the area to facilitate safe and efficient movement and facilitate circulation for service vehicles and school buses without encouraging non-local traffic in residential neighborhoods.
6. The effects of such physical constraints as slope and soil stability could be accommodated through the use of the Special Procedure zoning district regulations (P.E.U.). This focus could be on accommodating stormwater and local street design while preserving the pattern of open space already established in adjacent developments. Buffering, transition, and regulations between this subarea and the quarry would also be more expeditious through a Planned Environment Unit.
7. To the maximum extent possible, the consolidation of properties should be accomplished to facilitate unified residential redevelopment proposals. Existing structures should be incorporated in platting patterns of new subdivisions wherever appropriate.
8. The related general recommendations of the study should also be included in considerations of future proposals.
9. See General Guidelines for other applicable recommendations.

EXAMPLES OF APPROPRIATE LAND USE ALTERNATIVES AND OTHER SITE SPECIFIC CONSIDERATIONS:

Site 6A

Land Use Examples:

Attached residential, community facilities (church), quasi-public (such as fraternal organizations), recreational facilities (public/private), day care facilities.

Site Considerations: Telegraph Road frontage, Point Elementary School opposite.

SUBAREA 6 MAP

Subarea 7

CHARACTERISTICS:

This larger subarea is comprised of several larger parcels occurring in the western section, and single family residential subdivisions occurring primarily along the eastern subarea boundary. The northern boundary generally follows Telegraph Road southward from its intersection with Becker Road, also including a few parcels on the north side. The west boundary consists of the north-south oriented section of Telegraph Road, extended south along Fine Road. The southern boundary follows the rear of properties on Becker Road. The eastern boundary follows Becker Road back to Telegraph Road except that it excludes previously developed subdivisions (Ashmont, Copperfield, and Meramec Hills).

Except for the Arrowhead Golf Course Condominiums (70 units), the land use within this subarea is exclusively single family residential. The adjoining residential areas outside the subarea to the north and east are also within the medium-low density range. To the west, within Subarea 8, the floodplain of the Meramec River is predominant and extends into Subarea 7 along three different tributaries. To the south, Bee Tree Park (in Subarea 11) adjoins the subarea.

Several requests for zone changes and new development have occurred within Subarea 7 since 1989. Property located adjacent to and north of Telegraph Road west of Tollgate Road has been rezoned from NU District to C-8 Planned Commercial District to permit the development of commercial uses. A plant nursery and other C-2 permitted uses have been approved for the site. Crab Apple Cove Nursery is the only development that has been completed on this property. The remaining portion of the property is currently vacant.

NU District property northwest and adjacent to Telegraph Road, south of Olde Post Road has been rezoned to R-2 Residence District. A residential subdivision known as Crystal Lake, consisting of 103 single family homes, has been developed on the site. An additional rezoning from NU District to R-2 Residence District occurred south of the Arrowhead Golf Course. A single family subdivision, consisting of approximately 140 lots, has subsequently been developed at that location. Several rezonings from NU District to R-3 Residence District concurrent with Planned Environment Unit subdivisions have occurred to the west of Becker Road, south of Telegraph Road. These rezonings have resulted in the subsequent development of approximately 300 residential lots within Subarea 7.

The primary physical characteristic of the area is the multiplicity of small tributaries which drain from Becker Road to the west and then to the Meramec River. This part of Becker Road is situated on a ridge line which separates the drainage basins of the Meramec and Mississippi Rivers. Wooded areas with slopes of over twenty percent are interspersed between small areas of less drastic topography. Most of the larger areas of more moderate slope have been utilized for existing or approved development.

The existing or approved development within the subarea is in the medium-low density range except for the Arrowhead Condominiums (medium range). The remaining area retains the "NU" Non-Urban District zoning classification. Numerous lots larger than the three-acre minimum have been created and are occupied by single family residences. Many of these are accessed by private road easements.

Subarea 7

The most critical land use considerations focus on the parcels which abut Telegraph Road. Parcels fronting on either Becker Road or Telegraph Road are comparatively large and all are now in residential use. Two significant parcels on the north side of Telegraph Road west of the Becker Road intersection, have been developed and/or approved for commercial use. To the east of Becker Road are several large residential parcels. Existing residential development fully surrounds this group of lower-density residential and vacant parcels. A left-turn lane has been constructed for southbound traffic on Telegraph Road to enter Becker Road.

A second area of interest on Telegraph Road is situated at the intersection of Fine Road, where numerous large parcels are located.

RECOMMENDATIONS:

1. The future development of vacant parcels or redevelopment of assembled parcels should continue the residential land use pattern and medium-low density precedent.
2. The application of design alternatives such as clustering or attached residential units should be considered, primarily for the purpose of avoiding the inefficient or awkward platting of lots resulting from conventional practices on the unusually irregular terrain. The use of these alternatives should be accompanied by an equivalent economy in the design of infrastructure improvements.
3. The emphasis of the emerging residential communities should be on the conservation of the aesthetic value of the area, particularly in retaining significant open space and natural areas. The residential character should be in harmony with the preserved natural setting.
4. The irregular terrain, floodplain and other potential physical limitations are especially important to consider for the purpose of coordinating separate developments. The application of Special Procedure zoning regulations (P.E.U., Density Development) may be necessary to accommodate traffic circulation, parking, storm water systems, utility extensions, and compatible open space areas.
5. To the maximum extent possible, alternative means of ingress and egress should be provided, and considerations of public safety and convenience should be coordinated with adaptations to the physical limitations. The street design should consider when possible east-west connector streets between Becker, Fine, and Telegraph Roads.
6. As a complementary land use to provide for needs of residents, neighborhood oriented commercial development could be considered within this subarea. If so, it should be oriented to Telegraph Road and convenient to local residents through collector street connections. Such development should be encouraged to occur in a well ordered contiguous design of at least five acres. However, an excessive area should not be dedicated to retail or comparable development. Compatible non-retail uses should be incorporated to meet other service and convenience needs of local residents. The consolidation of parcels to provide developable sites should be encouraged.

Subarea 7

7. The selection of an appropriate site for commercial and associated development should be premised specifically on the prevention of any traffic hazard which might result from site distance limitations or turning movements. A small number of separate sites should be interspersed between residential and open space areas. The most appropriate prospective sites could include the intersections of Becker and Fine Roads with Telegraph Road. Other commercial uses which are related to Special Procedure zoning (P.E.U.) could be included but should be oriented strictly to local service areas.
8. Where possible, points of access should be combined and cross-access encouraged for on-site traffic circulation.
9. Development on the southern portion of Becker Road should be sensitive to the long term relationship of the residential environment with the regional park facilities of Bee Tree Park. Appropriate buffering, control of non-local traffic and parking in residential areas, and other potential conflicts should be acknowledged. No commercial precedents should be introduced on the southern portion of Becker Road, but non-residential land uses (for example, public or quasi-public facilities) may provide a suitable transition to residences.
10. Maintenance of the collector function of Becker Road should be reinforced. The realignment and reconfiguration of the intersection of Becker and Telegraph Roads should be an integral part of any commercial or other redevelopment which occurs adjacent to it, particularly in the southwest quadrant.
11. Stub streets in existing and proposed developments should be connected when possible to promote an efficient internal system of local streets.
12. Recommendations of abutting subareas should also be applied as necessary and appropriate.
13. See General Guidelines for other applicable recommendations.

EXAMPLES OF APPROPRIATE LAND USE ALTERNATIVES AND OTHER SITE SPECIFIC CONSIDERATIONS:

Site 7A

Land Use Examples:

Professional offices, locally oriented specialty shops and/or boutiques, community facilities (church), neighborhood service commercial.

Site Considerations: Near Becker Road intersection, parcel size and configuration, Telegraph Road frontage.

Subarea 7

Site 7B

Land Use Examples:

Single family residential, neighborhood service commercial.

Site Considerations: Telegraph Road frontage at Becker Road intersection, slope.

Site 7C

Land Use Examples:

Detached residential, Attached residential, P.E.U. Procedure.

Site Considerations: Significant parcel size south of Telegraph Road.

Site 7D

Land Use Examples:

Attached residential, P.E.U. Procedure.

Site Considerations: Significant parcel size, flood plain

Site 7E

Land Use Examples:

Single family residential, attached residential, community facilities (church, school).

Site Considerations: Significant parcel size, flood plain

Site 7F

Land Use Examples:

Neighborhood service commercial, community facilities (church, school).

Site Considerations: Significant parcel size.

Subarea 7

Site 7G

Land Use Examples:

Single family residential, attached/clustered residential, community facilities (church, school).

Site Considerations: Numerous parcels, significant parcel size.

SUBAREA 7 MAP

CHARACTERISTICS:

This subarea constitutes the area west of Telegraph, Fine, and Green Roads, north of the Metropolitan St. Louis Sewer District treatment facilities. Except for a small part abutting Green and Telegraph Roads and abutting the New England Village development, it is all within the designated floodplain of the Meramec River. The area outside the floodplain is highly sloped and wooded. It retains a NU Non-Urban District zoning designation.

A rezoning from FPNU/NU District to FPR-2/R-2 Residence District occurred to the northwest of Telegraph Road, west of the New England Village development. This rezoning, combined with the concurrent Planned Environment Unit application, will contribute approximately 100 single family residences to this area. West of Telegraph Road at Fine Road property has been rezoned from FPNU/NU District to FPC-8/C-8 Planned Commercial District to permit the development of a water park with associated recreational uses, and boat docks and campsites. No development has occurred to date. Additional property in this area has been rezoned from FPNU/NU to and FPPS/PS District for the development of commercial recreational uses such as an archery range and golf course. A go-cart track is currently situated at this location.

Despite flooding effects, some seasonal residences and private recreational uses have been constructed in the floodplain in the past. Large parcels dedicated to recreational development occur north and west of Telegraph Road, south of Green Road. Some of the residences have been abandoned but others continue to be used. The majority of these are congregated north of Telegraph Road, near the Meramec River.

RECOMMENDATIONS:

1. The small area not restricted by floodplain should be a logical extension of the adjacent residential development to the northeast or the potential of some form of compatible development on Telegraph Road. Any such alternatives should take advantage of and preserve the aesthetic quality of the natural floodplain area.
2. The residential density should be within the low or medium-low range although clustering and transitions in density from non-residential land use could be appropriate.
3. The Special Procedure zoning regulations should be employed in order to achieve the optimal coordination of floodplain regulations with other zoning regulations which would affect these sites.
4. The provision of active recreation opportunities to the public should be supported as an appropriate use of suitable floodplain or adjacent areas. This should consist of combining properties for the eventual development of recreational uses by the St. Louis County Department of Parks and Recreation. The efforts of groups and agencies involved in developing a continuous scenic easement on the Meramec River should also be encouraged.
5. See General Guidelines for other applicable recommendations.

Subarea 8

EXAMPLES OF APPROPRIATE LAND USE ALTERNATIVES AND OTHER SITE SPECIFIC CONSIDERATIONS:

Site 8A

Land Use Examples:

North of Green Road - single family residential, attached residential.

South of Green Road - attached residential, community facilities (school, church).

Site Considerations: Floodplain restrictions, access from Telegraph Road.

Site 8B

Land Use Examples:

Neighborhood service commercial.

Site Considerations: At Fine/Telegraph Roads intersection, floodplain restrictions, size of site.

Site 8C

Land Use Examples:

Parks, commercial recreation not prohibited by floodplain (archery range, ball fields, golf driving range, etc.).

Site Considerations: Floodplain.

SUBAREA 8 MAP

CHARACTERISTICS:

This subarea is bounded on the east by the Missouri Pacific rail line which is at the base of the steep bluffs which characterize the Mississippi River bank in this area. To the north, the subarea abuts Cliff Cave Park then follows property lines or minor streets to Christopher Drive. Then the boundary extends south, encompassing some properties on the east side of Christopher Drive, to a point just south of the intersection of Bluff Ridge Drive.

The aesthetic quality of an overlook to the Mississippi River and adjacent wetlands is a unique characteristic of the study area which is most prominent in this subarea. This attractive feature has encouraged substantial residential development on lots overlooking the river. The Fordyce House Retreat Center is a landmark of the area which is the only departure from the single family land use pattern. North of the Fordyce House, the lots are arranged around a series of winding streets. The winding characteristic stems from the presence of numerous sinkholes. In the southern portion of the subarea, long narrow lots extend from Christopher Drive to the bluff. Many of the streets in this part of the subarea are privately maintained.

Sinkhole occurrence is extensive throughout the subarea but most frequent in the northern area where in the past much subdivision of properties has been undertaken. The karst area is relatively free of slopes with an indistinct surface water drainage pattern with few tributaries. Most of the area is free of forestation.

RECOMMENDATIONS:

1. Any future minor redivision of properties should be limited in the area north of the Fordyce House where storm water improvements would be a consideration. In the northern area, any detrimental effects of development in the karst plain (storm water redirection, potential soil instability, groundwater contamination) should be mitigated through the development process.
2. The larger parcels south of the Fordyce House could be considered individually or as an assembly of several parcels to provide an appropriate site for further subdivision within the low or medium-low density range. Existing structures could be incorporated in the platting pattern.
3. The Special Procedure zoning regulations may be useful in accommodating variations in lot size, setbacks, and infrastructure design as necessitated by the karst topography and to take advantage of unique vistas. Specific regulations to protect environmentally sensitive features may also be tailored to suit the individual site. A medium-low residential density should be maintained as the maximum for future redevelopment.
4. An east-west connector street between Christopher and Lucretia Drives with connection to the stub street, Cripple Creek Drive, should be included with any new subdivision of properties in this part of the subarea. The platting of double frontage lots should be avoided.

Subarea 9

5. The development precedent established in Grimsley Station Subdivision should be reflected in redevelopment of adjacent sites. The stub street, River Farm Drive, should be connected to local streets on adjoining properties.
6. Intersection and associated road improvements to Christopher Drive should enhance alignment and sight distance.
7. Any proposal for future change of use on the Fordyce House or other undeveloped property along Grimsley Station Road should address the adequacy of roadway access.
8. See General Guidelines for other applicable recommendations.

EXAMPLES OF APPROPRIATE LAND USE ALTERNATIVES AND OTHER SITE SPECIFIC CONSIDERATIONS:

Land Use Examples:

Single family residential.

Site Considerations: Sinkholes, numerous private streets.

SUBAREA 9 MAP

CHARACTERISTICS:

The eastern boundary follows the right-of-way of the Union Pacific Railroad. The northern boundary conforms to the southern perimeter of the Bedford Landing and Bluff Wood Manor Subdivisions, continuing along tributaries of Sugar Creek. The western boundary is formed by the eastern perimeter of the Bee Tree Estates, White Oak Estates, and Emerald Hills Subdivisions, and then continues southward to Christopher Drive and back to the railroad right-of-way, encompassing the White House Retreat facility.

Two new subdivisions have been developed in the north end of the subarea since the original Community Area Study was adopted. Most other existing residences are located on large lots with private road access or frontage on Christopher Drive. The White House is the only active non-residential use in the area. An undeveloped park site, Albrecht County Park, is located in the center of the subarea. The park site is the result of a land donation and some limited acquisition of adjacent pieces. At present, the site is undeveloped and not available to the public.

The topography is marked by the slopes to several tributaries of Sugar Creek, some of which are quite steep. Some sinkholes occur in the northern part of the subarea.

RECOMMENDATIONS:

1. The few sites within this subarea which have the potential of consolidation and/or subdivision are situated east of the undeveloped park site. If future development is considered, it should be residential in the medium-low density range.
2. The undeveloped Albrecht Park site is abutted by numerous large lots. Any opportunities to augment the Albrecht Park site so as to make it accessible for development and active use should be vigorously supported. Considerations of existing or future residences abutting the park site should focus on preventing any conflicts between the recreational and residential land uses.
3. Special Procedure regulations should be encouraged in order to facilitate alternative designs which will make the most appropriate use of the sloping terrain and support the future development of Albrecht Park.
4. At an appropriate time, the provision of pedestrian access to the developed park site should be promoted.
5. Intersection and alignment improvements to Christopher Drive in conjunction with any new development should enhance safety.
6. See General Guidelines for other applicable recommendations.

Subarea 10

EXAMPLES OF APPROPRIATE LAND USE ALTERNATIVES AND OTHER SITE SPECIFIC CONSIDERATIONS:

Land Use Examples:

Single family residential.

Site Considerations: County park site.

SUBAREA 10 MAP

Subarea 11

CHARACTERISTICS:

To the north the subarea is bounded by the Barnwood Subdivision and to the west by Becker Road. The Union Electric power generation site is adjacent to the southwest boundary. The east is bounded by Christopher Drive and the Missouri Pacific railway. The Bee Tree Park facility is located in the south quadrant.

Significant single family development has been added within this subarea. Single family residential subdivisions with Planned Environment Unit Procedures have been approved east of Becker Road, north of Christopher Road adding approximately 100 more homes. In 1996, a tract of land contiguous to Summerfield Manor was approved for R-2 zoning and is currently being developed with 45 single family lots. An additional single family subdivision has been developed on Finestown Road at the north end of Bee Tree Park. This development, known as River Walk Court at Bee Tree Park, consists of approximately 64 single family homes. Both of these new subdivisions are within the medium-low density range. South of the park is a country club and golf course.

The topography is characteristically sloped and marked by tributaries to Sugar Creek or the Mississippi River. Most of the area is wooded except where development of single family lots has already been accomplished. The floodplain of Sugar Creek restricts access to one significant parcel in the northeast corner of the subarea.

RECOMMENDATIONS:

1. Development of the vacant parcel at the northeast corner of the subarea should continue the surrounding residential precedent and be in the low or medium-low density range. Particular attention should be given to providing adequate access and internal setbacks to eliminate flood hazards, and to providing unimpaired access for emergency and other service vehicles.
2. If the various residential lots north of the park and south of, or adjacent to, Christopher Drive are considered for consolidation and redevelopment, the development should be a continuation of the adjacent residential precedent to the north, and be in the medium-low density range. Within the specific area, however, there should be a transition from the single family residential pattern to land uses which are compatible with the active use of the park. The compatibility should be accomplished through transitions in residential density accompanied by buffers, setbacks, or open space as deemed appropriate to protect both park and residential land uses from conflict.
3. If possible, the donation or acquisition of properties contiguous to the park on the north should be encouraged as an alternative to residential redevelopment.
4. If redevelopment of the country club, which is located between the park and Union Electric generator plant site, is considered at a future date, emphasis should be placed on compatibility with adjoining uses. A preference should be given to development proposals which will not overburden the street system or other services provided by the County. The relation of this site to the park should be emphasized.

Subarea 11

5. Special Procedure zoning regulations should be promoted as a means of accommodating floodplain restrictions, providing appropriate transitions and buffering, and assuring land use compatibility.
6. Recommendations for adjoining subareas should be incorporated as necessary.
7. See General Guidelines for other applicable recommendations.

EXAMPLES OF APPROPRIATE LAND USE ALTERNATIVES AND OTHER SITE SPECIFIC CONSIDERATIONS:

Land Use Examples:

Single family residential.

Site Considerations: Floodplain along Christopher Drive.

SUBAREA 11 MAP

Subarea 12

CHARACTERISTICS:

This subarea consists of the floodplain of the Mississippi River east of the bluffs and railroad right-of-way. It is primarily wetland in its natural state; however, some agricultural use is made of it as well.

RECOMMENDATIONS:

1. Any consideration of development should be in strict compliance with applicable floodplain and navigable water regulations of the County and Army Corps of Engineers.
2. The aesthetic and natural habitat qualities of the wetland areas should be given continued protection.
3. Augmenting and extending the wetland area which is part of Cliff Cave Park should be emphasized. The subsequent development of suitable active and passive recreational opportunities could address a part of local recreational demand.
4. Contingent upon regulations of the County and other appropriate regulatory agencies, industrial uses which are oriented to the river could be appropriate. Such proposals should be examined for their effect on the sensitive environment, aesthetic values of land uses to the west, and adequacy of the site in terms of access and other potential off-site effects. Heavy industrial uses should be avoided.
5. Any proposal for private recreational uses, such as a golf course, should address its effect on current wetland and agricultural uses. The need for vehicular access through Cliff Cave Park and increased traffic volumes are additional impacts which should also be evaluated.
6. See General Guidelines for other applicable recommendations.

EXAMPLES OF APPROPRIATE LAND USE ALTERNATIVES AND OTHER SITE SPECIFIC CONSIDERATIONS:

Land Use Examples:

Farmland, wetlands.

Site Considerations: Floodplain.

SUBAREA 12 MAP

Subarea A

CHARACTERISTICS:

This subarea is contiguous to but outside the study area and is considered here because it is interrelated with land use considerations in Subarea 1. It consists of the roughly triangular area northwest of Baumgartner Road, east of the Burlington Northern Railroad and south of Old Baumgartner Road and an extension of its alignment to the west.

The land use in the subarea is residential with the exception of a cemetery at the north boundary and a church at the northeast corner of Heintz and Baumgartner Roads. Since the original study, two subdivisions have been developed and are nearing completion: Oakville Heights, a P.E.U. of 54 multi-family units in R-3 in the northwest corner of the subarea, and Old Baumgartner Estates (P.E.U. in R-3) at the east side of the intersection of Old Baumgartner Road and Heintz Road. The remaining area is single-family development of large irregular lots.

Since the original study, property between Baumgartner and Heintz Roads has been acquired by the St. Louis County Parks and Recreation Department. The park has not yet been developed.

The topography is characterized by moderate slopes which radiate from a high point at the northern edge at Heintz and Old Baumgartner Roads, where a significant sink hole also occurs. Parts of the area are wooded.

RECOMMENDATIONS:

1. The lots currently platted in irregular and extremely elongated patterns should be favorably considered for redevelopment in a more serviceable pattern if such proposals are forthcoming. The area should be maintained in residential land uses. Medium-low or medium densities are appropriate in the northern portion of the subarea adjacent to Oakville High school.
2. Development along Baumgartner Road should be limited to residential densities compatible with those within Subarea 1 or to compatible uses that are permitted or conditional uses in residential zoning districts.
3. The undeveloped Classe Park site is bordered on three sides by large lots. Any opportunities to expand the Classe Park site to improve access and to enhance possibilities for development of active recreational uses should be encouraged. Review of any proposed development of adjacent parcels for uses permitted in residential districts should focus on avoiding any conflicts with park and recreational uses.
4. Commercial uses should not be introduced within the subarea. However, compatible non-residential uses (public facilities, institutional uses) may be incorporated as transitional uses or as alternatives to more intensive uses.
5. See General Guidelines for other applicable recommendations.

Subarea A

EXAMPLES OF APPROPRIATE LAND USE ALTERNATIVES AND OTHER SITE SPECIFIC CONSIDERATIONS:

Land Use Examples:

Single family residential or attached residential, community facilities (church), park expansion.

Site Considerations: Lots with considerable depth.

SUBAREA A MAP

Subarea B

CHARACTERISTICS:

This subarea is contiguous to but outside of the study area, adjacent to the northeast corner of the study area. It consists of a variety of parcels and land uses which are influenced by proximity either to the Telegraph Road corridor or to the Bussen Quarry. A number of relatively large and undeveloped parcels are included.

The topography in the western portion, north of Cliff Cave Road and east of Telegraph Road, includes moderate slopes. The area between Cliff Cave Park and the quarry is marked by numerous sinkholes.

Some commercial uses have clustered at the northeast quadrant of the intersection of Telegraph and Cliff Cave Roads. The balance is residential in character, on comparatively large lots. A single family attached (duplex style) development known as Johnson Crossing has partially developed on property abutting these commercial uses. The Commission has recently recommended approval of another duplex style development for approximately twenty-four attached single family homes and the retention of the existing single family homes just east of the Johnson Crossing development. Otherwise, no significant changes have occurred in this subarea.

RECOMMENDATIONS:

1. Further commercial development on Cliff Cave Road should be curtailed. Transitional land uses such as institutional or small scale multiple family development in the medium density range should be encouraged on parcels to the east of existing commercial sites.
2. Residential redevelopment should be encouraged to assemble sites of appropriate size and configuration to permit the provision of an interconnecting street system and continuous open space. Awkward or undevelopable parcels should not be created. The density range should be in the medium-low range. An emphasis should be placed on Special Procedure regulation to aid in accommodating transitions to dissimilar adjoining uses where they occur.
3. Recommendations cited in Subarea 1 which relate to this subarea and the Bussen Quarry should be applied.
4. In the eastern part of the area, the accommodation of sinkholes should be a foremost design consideration. The associated stormwater and soil stability considerations should be incorporated.
5. If feasible, properties contiguous to the park should be considered for their potential acquisition or donation to augment the park function and access.
6. See General Guidelines for other applicable recommendations.

Subarea B

EXAMPLES OF APPROPRIATE LAND USE ALTERNATIVES AND OTHER SITE SPECIFIC CONSIDERATIONS:

Land Use Examples:

Detached and attached residential, community facilities (churches).

Site Considerations: Adjacent to commercial land uses along Telegraph Road.

Site BB

Land Use Examples:

Single family residential park (ballfields).

Site Considerations: Proximity of quarry, numerous sinkholes.

SUBAREA B MAP

APPENDICES:

- A. Inventory of Older Buildings in Oakville
- B. Zoning Petition Activity (1983 - 1997)

APPENDIX A
ST. LOUIS COUNTY DEPARTMENT OF PARKS AND RECREATION
INVENTORY OF OLDER BUILDINGS IN OAKVILLE

* 1.	Jacob Philip Heintz House	7356 Becker Road	-----
2.	Conrad Rode House	7531 Becker Road	35J120385
* 3.	Jakob Boenzle House	7680 Becker Road	-----
4.	Michael Casper House	7815 Becker Road	36J430168
* 7.	Schierhoff-Scheffer House, Evergreen Acres	2921 Christopher Drive	-----
* 8.	Carl Wilhelm Luther House	6312 Christopher Drive	-----
9.	Nicholas Traxler House	6450 Christopher Drive	33H130312
10.	Philip Eiler Retirement Home	6509 Christopher Drive	33H130578
11.	John Crecelius House	6550 Christopher Drive	33H110118
* 12.	John S. Meyer House	6990 Christopher Drive	-----
13.	Paul Gaab House	7022 Christopher Drive	34H110070
14.	Otto Todtenhaupt House	7047 Christopher Drive	34H110052
15.	Adolph Warmbrodt House	7103 Christopher Drive	34J320045
16.	Friedrich Wilhelm Kleine House	7149 Christopher Drive	35J640223
17.	Herman Behnke House	7233 Christopher Drive	35J640070
18.	Weck-Sheppard House	7311 Christopher Drive	35J620269
19.	White House Retreat	7400 Christopher Drive	
20.	Dober-Jost House	5500 Dober Lane	31H210182
21.	Heger-Studer House	2600 Erb Road	33J640090
22.	Fine-Eiler Farm	7676 Fine Road	35K620235
23.	John Beck House	7782 Fine Road	36K320067
24.	Henry Casper House	7980 Fine Road	36K640058
* 25.	Boenzle Tenant House	2880 Finestown Road	-----
26.	"Bee Tree Farm", Eugene Nims Estate	Bee Tree Park-Finestown and Becker Road	
* 27.	Hahn-Mueller House	3555 Green Road	-----
* 28.	John Gebhardt II House	206 Grimsley Station Road	-----
29.	"Sun-Up", Sarah Wilson Country House	Fordyce House, 315 Grimsley Station Road	
39.	Herman Beyes House	191 Heimos Drive	33H120045
* 40.	Louis Beyes House	6530 Heimos Drive	-----
53.	John Geldbach House	6332 Mayville Drive	33H420024
55.	Henry Heintz House	2996 Old Baumgartner Road	32J540203
56.	St. Paul's Old Parsonage	3317 Old Baumgartner Road	32J530211
57.	Heinrich Schmitz House	3327 Old Baumgartner Road	32J530202
58.	Wesche Schneller House	3966 Old Baumgartner Road	32J130095
68.	Frank Koelbel House	215 Susan Road	33H440109
69.	Peter J. Becker House	456 Susan Road	33H540025
73.	St. Paul's United Church of Christ	5508 Telegraph Road	
* 74.	Gebhardt's Store	5701 Telegraph Road	-----
75.	Arthur Baumgartner House	5758 Telegraph Road	32H410666
76.	Conrad Meyer House	6172 Telegraph Road	33H410124
* 77.	Louis Dietz House	6777 Telegraph Road	-----
78.	Point School	6790 Telegraph Road	
79.	John Becker House	6925 Telegraph Road	34J420860
* 80.	Earley-Knaus House	7381 Telegraph Road	-----

* Structures which may no longer exist. Field inspection required.

Note: Missing numbers represent structures which are located within the Oakville area but not necessarily within the boundary of the study area.

APPENDIX B
Zoning Petition Activity (1983 - 1997)

PETITION	LOCATOR #	ACREAGE	REQUEST	STATUS
1. P.C. 12-83 G.D. Bankhead	32H410583	1.1	NU to C-8 (general/medical office, business and professional services)	Approved
2. P.C. 100-83 Suntide, Inc.	33H410072	23.9	R-2 to R-4	Approved
3. P.C. 115-83 Suntide, Inc. (Whitestone)	32J620705	26.2	Amended P.E.U. in R-2, R-6 (96 single family lots)	Approved
4. P.C. 116-83 Suntide, Inc.	32J620705	1.8	R-6 to C-8 (offices)	Approved
5. P.C. 119-83 H.A. and D.L. Knippenberg	33H110181	3.0	NU to R-1	Approved
6. P.C. 138-83 Project Development, Inc.	35J530014	45.9	NU and FPNU to R-2 and FPR-2	Approved
7. P.C. 139-83 A.T. Knopf, Inc.	34J110011	14.0	R-2 to R-4 (see 140-83)	Approved
8. P.C. 140-83 A.T. Knopf, Inc. (Arrowhead Condos)	34J110011	14.0	PEU in R-4 (70 multiple family units)	Approved
9. P.C. 141-83 Arrowhead Golf and Rec. Center	34J110011	2.4	R-2 to C-8 (golf course with accessory uses)	Approved
10. P.C. 158-83 Texaco, Inc.	32H430441	0.1	R-7 to C-2 (see 159-83)	Approved
11. P.C. 159-83 Texaco, Inc.	32H430441	0.8	CUP in C-2 (service station, convenience store, car wash)	Approved
12. P.C. 35-84 Suntide, Inc.	32H430356	0.5	C-2 to R-7	Approved
13. P.C. 49-84 St. Louis County Planning Commission	32J230030	34.0	R-2 to NU	Denied
14. P.C. 56-84 Oakbriar Hill, Inc.	32H430365	0.4	R-2 to C-8 (offices) (see 165-85)	Withdrawn
15. P.C. 122-84 Kelley Properties, Inc.	32H430668	1.0	CUP in C-2 (vehicle service center)	Approved
16. P.C. 125-84 St. Louis County Planning Commission	34H430015	16.3	R-3 to NU	Denied
17. P.C. 130-84 Burger Chef Corp.	31H110019	0.9	CUP in C-2 (restaurant with drive-through facility)	Approved
18. P.C. 190-84 J.H. Berra Construction Co.	34H110034	5.2	NU to R-1	Approved

PETITION	LOCATOR #	ACREAGE	REQUEST	STATUS
19. P.C. 196-84 E. & C. Romacher and J.K. Poor	32H430493	1.9	R-2 to C-8 (print shop; vehicle repair and service, all non-CUP C-2 uses)	Approved
20. P.C. 74-85 Berean Baptist Church	33J310188	11.8	NU to R-2 (see 75-85)	Approved
21. P.C. 75-85 Berean Baptist Church	33J310188	8.4	PEU in R-2 (24 duplex units/12 buildings)	Approved
22. P.C. 108-85 C.E. & H.V. Wolff	33H120090	3.0	NU to R-2	Approved
23. P.C. 145-85 J.H. Berra Construction Co., Inc.	35J140020	30.3	NU to R-3 (See 146-85)	Approved
24. P.C. 146-85 J.H. Berra Construction Co., Inc.	35J140020	30.3	PEU in R-3 (100 single family lots) (Woodbridge Estates)	Approved
25. P.C. 165-85 J.H. Berra Construction Co., Inc.	32H430585	0.4	R-2 to C-8 (offices) (see 56-84)	Approved
26. P.C. 23-86 J.H. Berra Construction	35J640014	13.7	NU to R-2	Approved
27. P.C. 38-86 M. & S. Klinger	32H410556	0.4	R-2 to C-8 (veterinary clinic)	Approved
28. P.C. 81-86 O.M. & J.A. Stokes	32H110063	0.4	R-2 to C-2	Approved
29. P.C. 92-86 Properties, Ltd.	34J640057	14.9	NU to R-2	Approved
30. P.C. 155-86 Properties, Ltd.	33J220010	42.1	NU to R-3 (see 156-85)	Approved
31. P.C. 156-86 Properties Ltd. (South Oaks)	33J220010	42.1	PEU in R-3 (129 single family lots)	Approved
32. P.C. 157-86 Suntide, Inc.	35J140020	29.9	NU to R-3 (see 158-86)	Approved
33. P.C. 158-86 Suntide, Inc. (Finestowne Ridge)	35J140020	29.9	PEU in R-3 (104 single family lots)	Approved
34. P.C. 182-86 C.L. & D.E. Cole	32J520485	4.8	NU and FPNU to R-1 and FPR-1	Approved
35. P.C. 200-86 Baldrige Properties, Inc.	32H430806	0.4	CUP in C-2 (convenience store with filling station)	
36. P.C. 1-87 St. Louis County Planning Commission	35J530023	26.8	R-2 to NU (see 2 & 3-87 & 49-84)	Approved

PETITION	LOCATOR #	ACREAGE	REQUEST	STATUS
37. P.C. 2-87 Tower Ventures, Inc.	35J530023	17.6	CUP in NU (transmitting/receiving tower)	Denied
38. P.C. 3-87 Tower Ventures, Inc.	35J530023	16.5	PEU in R-2 (40 single family lots)	Denied
39. P.C. 23-87 J.I. Layton	35J120187	21.0	NU to R-3 (see 24-87)	Approved
40. P.C. 24-87 J.I. Layton	35J120187	21.0	PEU in R-3 (57 single family lots)	Approved
41. P.C. 34-87 The White House Retreat	35J330045	56.2	CUP in NU (retreat)	Approved
42. P.C. 43-87 Lechner and Simon, Inc.	35J510050	11.5	NU to R-3 (see 44-87)	Approved
43. P.C. 44-87 Lechner and Simon, Inc. (Dawn View)	35J510050	11.5	PEU in R-3 (36 single family lots) (see 214-87)	Approved
44. P.C. 75-87 R. Katon	33J340163	5.0	CUP in NU (plant nursery)	Approved
45. P.C. 82-87 St. Louis County Planning Commission	32H540091	11.0	R-2 to M-3 (County Highway Department garage)	Approved
46. P.C. 149-87 G. Eble	34J420112	2.9	NU to C-8 (car wash, vehicle service center, filling station and convenience store)	Denied
47. P.C. 167-87 K & A Jones Realty	34J120102	8.5	NU to R-3 (see 168-87)	Approved
48. P.C. 168-87 K & A Jones Realty (Copperfield Court)	34J120102	8.5	PEU in R-3 (27 single family lots)	Approved
49. P.C. 181-87 B. Pinson	35J610105	12.0	NU and FPNU to R-1, R-2 and FPR-2	Approved
50. P.C. 182-87 Wescor	35K640023	88.0	NU and FPNU to R-2 and FPR-2	Approved
51. P.C. 213-87 Taylor-Morley-Simon, Inc.	35J230055	28.2	NU to R-3 (see 214-87)	Approved
52. P.C. 214-87 Taylor-Morley-Simon, Inc. (Summerfield Manor)	35J230055	39.8	PEU in R-3 (117 single family lots) (see 44-87)	Approved
53. P.C. 215-87 J.H. Berra Construction Co., Inc.	32H430512	0.4	R-2 to C-8 (offices)	Approved
54. P.C. 218-87 R. Dierker, Jr.	34H130155	13.7	NU to R-1	Approved
55. P.C. 239-87 Caplaco Twenty-three, Inc.	32H440045	25.4	C-8 and R-2 to Amended C-8 and C-8 (all non-CUP C-3 uses, excluding car wash, vehicle service station, advertising signs)	Approved

PETITION	LOCATOR #	ACREAGE	REQUEST	STATUS
56. P.C. 263-87 Construction Management Services, Inc.	35J410015	65.0	NU and FPNU to R-2, R-3 and FPR-2 (see 264-87)	Approved
57. P.C. 264-87 Construction Management Services, Inc. (Kings Row Estates)	35J410015	65.0	PEU in R-2, R-3 and FPR-2 (100 single family lots)	Approved
58. P.C. 285-87 MidAmerica Hotels Corporation	32H430705	0.4	CUP in C-2 (vehicle service center)	Approved
59. P.C. 16-88 J.H. Berra Construction Co., Inc.	34J320056	22.8	NU to R-2	Approved
60. P.C. 123-88 Terra Holding Company	36J430180	40.4	NU to R-1A (see 124-88)	Approved
61. P.C. 124-88 Terra Holding Company (Bee Tree Farms)	36J430180	40.4	PEU in R-1A (68 single family lots)	Approved
62. P.C. 125-88 Suntide, Inc. (Belle Terre Estates)	33J330744	8.4	Amended PEU in R-2 (17 single family lots) (see 75-85)	Approved
63. P.C. 127-88 Project Development	34J320067	3.0	NU to R-2	Approved
64. P.C. 133-88 G.M. and J.L. Mueller	35J640047	2.9	NU to R-2	Approved
65. P.C. 154-88 Suntide, Inc.	32H530823	20.4	R-2 to R-3	Approved
66. P.C. 225-88 Capitol-Dierberg's Properties Four	32H440045	26.4	Amended C-8 (All C-2 and C-3 permitted uses) (see 239-87)	Pending
67. P.C. 228-88 St. Louis County Planning Commission	34J110066	2.4	C-8 to R-2 (see 141-83)	Pending
68. P.C. 229-88 Christopher Lake Development	35J440090	13.1	NU to R-3	Pending
69. P.C. 244-88 F.J. Miceli and Slonim	33H130578	22.3	NU to R-3 (see 245-88)	Pending
70. P.C. 245-88 F.J. Miceli and Slonim (Telegraph Hills)	33H130578	20.8	P.E.U. in R-3 (66 single family lots)	

Note: Table reflects status of zoning activity as of November 28, 1988. Number of single family lots reflect amount authorized by County Council if petition has been approved.

Source: St. Louis County Department of Planning

PETITION	LOCATOR #	ACREAGE	REQUEST	STATUS
1. P.C. 22-89 Futura Properties Companies, Inc. (Subarea 4C.)	33H410481	12.6	R-4 to C-8 (retail sales, plant nursery, convenience store with gas pumps, financial institution with drive-through, restaurant, and all other permitted and conditional uses in the C-2 and C-3 Districts) (See P.C. 78 & 79-89 and P.C. 80-89)	Withdrawn
2. P.C. 44-89 Deborah Ann Kurowski-Kersting (Subarea 0)	34H430712	.251	C.U.P. in R-2 (day care home)	Denial
3. P.C. 73-89 Gebhardt Place Partnership (See #10) (Subarea 3)	32J640660	5.9	R-7 and C-2 to MXD (nursing home with skilled nursing facility, group home for the elderly, self-care units, sit-down restaurant, retail space, and day care center) (see P.C. 71-91)	Approval
4. P.C. 78 & 79-89 Futura Properties Companies, Inc. (Subarea 4C.)	33H410072	8.96	R-4 to R-6A with P.E.U. (90 multiple family residences) (petition replaces P.C. 22-89)	Approval as recommended by the Planning Commission
5. P.C. 80-89 Futura Properties Companies, Inc. (Subarea 4C.)	33H410072	14.94	R-4 to C-8 (57,500 sq. ft. retail use building with 18,750 sq. ft. of outdoor storage area, a 10,000 sq. ft. retail use building, convenience store/gas station/car wash, 7,000 sq. ft. financial institution with drive-through facilities, 22,000 sq. ft. and 10,800 sq. ft. office buildings) (petition replaces P.C. 22-89)	Approval as recommended by the Planning Commission with 120,000 sq. ft. maximum gross floor area (later amended to allow the financial institution with drive-through, 40,000 sq. ft. maximum for one retail tenant, convenience store with gas pumps and single bay car wash)
6. P.C. 91 & 92-89 Angela and Thomas Hummel (Subarea 5A)	33J331099	2.90	NU to R-1A with C.U.P. (child care center)	Approval as recommended by the Planning Commission with maximum capacity of 32 children
7. P.C. 107-89 Valvoline-Instant Oil Change, Inc. (Subarea 3)	32H430806	0.4	C.U.P. in C-2 (oil and lube facility)	Approval as recommended by the Planning Commission
8. P.C. 110-89 Taylor-Morley- Simon, Inc. (Subarea 11)	35J511600	0.917	NU to R-4 (see P.C. 2-93)	Approval as recommended by the Planning Commission

PETITION	LOCATOR #	ACREAGE	REQUEST	STATUS
9. P.C. 152 & 153-89 C & C Enterprises, Inc. (Subarea 1A.)	32J140032 32J140040	14.07	NU/FPNU to R-2/FPR-2 with P.E.U. (15 single family residences)	Approval as recommended by the Planning Commission
10. P.C. 154-89 Chuck Schaeffer (Subarea 1A.)	32J140041	34.09	C.U.P. in NU (lighted golf driving range, miniature golf course, batting cages, associated offices, and concession stand)	Denial
11. P.C. 165-89 David E. and Judith A. Mansfield (Subarea 7A.)	34J420112	5.9	NU to C-8 (existing plant nursery, 20,000 sq. ft. commercial use building, 3700 sq. ft. convenience store with gas pumps)	Approval as recommended by the Planning Commission
12. P.C. 178-89 William Eiler (Subarea 8B.)	35K610115	28.849	NU and FPNU to C-8, FPC-8 (water theme park with concession and arcade area, freestanding restaurant, picnic areas, and athletic fields)	Approval as recommended by the Planning Commission
13. P.C. 34-90 St. Louis County Planning Commission (Subarea 8C.)	35K520102 35K220154	16.292	NU/FPNU to PS/FPFS	Approval
14. P.C. 68-90 5803 Telegraph Corporation (Subarea 3)	32H410611	0.42	R-2 to C-1 (see P.C. 144-90)	Approval
15. P.C. 79-90 Byron Pinson and Phillis Pinson (Subarea 10)	35J620269	0.44	R-1 to R-2	Approval
16. P.C. 95-90 Brian T. and Julie M. Deters et al (Subarea 3B.)	32H130377	A: 0.83 B: 1.26 C: 0.82	Tracts A and B: R-2 to C-8 (retail sales and all other permitted uses in the C-8 District within existing residences) Tract C: R-2 to C-8 (offices)	Denial
17. P.C. 135-90 Berra Construction Company, Inc. (Subarea 5C.)	33J320176	6.85	NU to R-3	Withdrawn

PETITION	LOCATOR #	ACREAGE	REQUEST	STATUS
18. P.C. 144-90 5803 Telegraph Corporation (Subarea 3A.)	32H410611	0.99	R-2 to C-8 (residences, beauty shop and appraisal office in existing building, 6,480 sq. ft. two story office in existing building) (see P.C. 68-90)	Withdrawn
19. P.C. 48-91 George P. Foster and Thomas E. Rollins d/b/a F.R. & R. Leasing (Subarea 11)	35J220089	5.3	C.U.P. in NU and FPNU (commercial port and dock facilities)	Closed - not heard at public hearing
20. P.C. 71-91 Mills Group, Inc. (Subarea 3)	32J640660	5.9	MXD to R-7 (See P.C. 73-89)	Approval
21. P.C. 82-91 Joseph P. Barlow and Constance A. Barlow (Subarea 5A.)	33J330076	1.745	NU to C-8 (office and storage of commercial vehicles and materials)	Closed - not heard at public hearing
22. P.C. 62-92 Archdiocese of St. Louis (Subarea 5)	33H110264 33J320413 33J320404	20.1	C.U.P. in NU (lighted athletic fields and concession stand)	Approval as recommended by the Planning Commission with 65 foot maximum height of light standards
23. P.C. 101 & 102-92 Maroon Realty and Building, Inc. (Subarea 1A.)	32J120052 32J140133 32J120063	33.5	NU to R-2 with P.E.U. (81 single family residences)	Approval of R-2 with P.E.U.
24. P.C. 108 & 109-92 James L. Wurm, Sr. (Subarea 7G.)	35K320078 35K320067	10.1	NU to R-3 with P.E.U. (15 single family residences)	Withdrawn
25. P.C. 121-92 Charles G. and Janet A. Beasley (Subarea 6)	33J210022	1.78	NU to R-3	Denial
26. P.C. 2-93 Taylor-Morley, Inc. (Subarea 11)	35J511600 35J231144 ETC.	1.5	P.E.U./Amended P.E.U. in R-3 (5 single family residences) (See P.C. 110-89)	Approval as recommended by the Planning Commission

PETITION	LOCATOR #	ACREAGE	REQUEST	STATUS
27. P.C. 15-93 Gerald C. or Janice L. DeGreefe (Subarea 0)	34J340809 34J340791 34J340780	3.1	NU to R-1	Approval as recommended by the Planning Commission
28. P.C. 73 & 74-93 Suntide Homes Development, Inc. (Subarea 10)	34J310402 34J220981	18.96	NU to R-1A with P.E.U. (24 single family residences)	Approval as recommended by the Planning Commission
29. P.C. 82-93 Ronald L. and Elizabeth M. Earll (Subarea 6A.)	34J530222 34J530211	3.1	NU to R-2	Approval
30. P.C. 123-93 Malcolm Corse (Subarea 8A.)	34K220065	3.4	NU to C-8 (vehicle storage, including outdoor storage of recreational vehicles and a dwelling unit)	Denial
31. P.C. 143 & 144-93 Jim Winkler (Subarea 3)	32H411032	1.03	R-2 to C-2 with C.U.P. (Automatic and self-service car wash)	Approval as recommended by the Planning Commission
32. P.C. 151-93 DeBrecht Homes, Inc. (Subarea A)	32J440213 31J120518 32J440222	8.93	P.E.U. in R-4 (34 single family residences)	Approval as recommended by the Planning Commission
33. P.C. 17 and 18-94 J.H.B. Properties, Inc. (Subarea A)	32J540203 32J530312 32J530341	10.02	R-2 to R-3 with P.E.U. (34 single family residences)	Approval as recommended by the Planning Commission
34. P.C. 41 and 42-94 Norman and Jacqueline Heimos (Subarea 9)	33H110092 33H110083 33H110486 33H110523	10.0	NU to R-2 with P.E.U. (25 single family residences)	Withdrawn
35. P.C. 72-94 Ronald J. and Kathleen A. Johnson (Subarea Ba)	31H120496 31H120506 31H120515	3.356	R-3 to C-8 (27,000 sq. ft. roller rink facility with accessory concessions and video entertainment center)	Withdrawn

PETITION	LOCATOR #	ACREAGE	REQUEST	COUNTY COUNCIL DECISION
36. P.C. 104-94 Carl Frank (Subarea 8C.)	35K240174	3.4	FPNU to FPC-8 (commercial boat dock, picnic area, and campsites for ten campers)	Approval as recommended by the Planning Commission FPC-8
37. P.C. 6 and 7-95 R.J. DeRouin Homes, Inc. (Subarea 4)	33H430209 33H430191 33H430180 33H430218	17.58	R-2 to R-3 with P.E.U. (53 single family residences)	Withdrawn (Ultimately built at existing R-2 density)
38. P.C. 16 and 17-95 Ronald and Kathleen Johnson (Subarea Ba)	31H120496 31H120506 31H120515	3.35	R-3 to R-4 (16 single family attached residences in 8 duplex buildings)	Approval as recommended by the Planning Commission
39. P.C. 33 and 34-95 Suntide Homes (Subarea 8A,C.)	34K330102 34K610235	45.9	NU/FPNU to R-2/FPR-2 (103 single family residences)	Approval as recommended by the Planning Commission
40. P.C. 64-95 Faith Lutheran Church (Subarea 4C.)	33H430144 33J621192	8.97	C-8 to R-4	Approval of R-3
41. P.C. 50-96 Riverside Real Estate and Development (Subarea 9)	33H110246	5.85	NU and R-1 to R-2	Approval of R-2
42. P.C. 85-96 Ronald James Johnson (Subarea 9)	33H120348	3.0	NU to R-2	Approval of R-2
43. P.C. 86 and 87-96 Summerfield Oaks LLC (Subarea 11)	35J240021	36.08	NU and FPNU to R-2 and FPR-2	Approval of R-2 with a PEU
44. P.C. 18-97 John M. Hessel (Subarea 0)	34J510675	1.02	C.U.P. in NU Fire Station expansion	Approval

PETITION	LOCATOR #	ACREAGE	REQUEST	COUNTY COUNCIL DECISION
45. P.C. 38-97 Joe Meyer (Subarea 4D.)	33H130211	9.0	NU to C-8 Retail, retail with drive through, restaurant, drug store, convenience store with gasoline island, bank with drive through facility.	Pending
46. P.C. 46/47-97 Grasso Brothers, Inc. (Subarea 4A.)	32J320450	18.817	NU to R-6A and NU to R-3 with a PEU	Approval of R-3, R-6A, With a PEU in the R-3
47. P.C. 83-97 Dan Doran (Subarea 7G.)	36J430036	1.72	NU to R-2 Residence District	Approval
48. P.C. 90-97 International Exchange Corporation (Subarea B)*	31H120403	6.5	A PEU in the R-3 Residence District, Attached single family residences (duplexes)	Approval

* Subareas A and B are contiguous to but outside of the Oakville Study Area. Because of their close proximity and relationship to the Study Area, land use recommendations for Subareas A and B were included in the Study and zoning petitions in these subareas are included in this evaluation.

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