



COMPREHENSIVE ZONING CODE UPDATE Public Meeting Comments - May 2, 2018

Infrastructure

- Need access to grants trail south of Watson. Need bike lane.
- More trees along Watson Rd where able.
- Watson is really ugly, there are no trees, there are deep set data there is a lack of friendliness.
- More wayfinding.
- Green landscapes with trees and rain gardens.
- Bike/pedestrian infrastructure especially near schools.
- At the end of Shoppers Lane, add connection to Grants Trail at Gravois Creek (on city owned property).
- Bike trail on arterial and collector streets.
- Can improved street lighting be added especially at residential intersections?
- Curb cuts at intersections.
- Sidewalk friendly.
- Sidewalk maintenance.

Watson Road Corridor

- Businesses facing Watson with a classy look.
- Special lighting on Watson Corridor.
- Bike lanes on Watson.
- Distinctive lighting along Watson Road Business District.
- Route 66, not bury it – think Jersey Shore, not Chesterfield.
- What I don't want to see on Watson is boring beige generic design. We should celebrate the heritage of Route 66.
- Bridge walkways over Watson at Sappington and Watson at Grant Road.

Housing

- Opportunity for urban farming and chickens.
- Corner lots should be able to use property for secondary structure.
- Housing vacancy is low, could infill development with condos along traffic corridors.
- Enforce grass height rule for residential.
- Where are Multifamily housing uses included?
 - a) Existing on Watson.
 - b) Future Mall MXD.
- Expand on definition of "front yard" – maybe allow primary & secondary front yards where appropriate.
- Overlay district to protect mid-century modern design vocabulary and scale. Primarily one-story. 2:12 roof pitch and 18" minimum roof overhang.
- Please address what can/can't be stored in backyards, i.e. refrigerator.

Retail

- Utilize PD-MXD (specific to larger vacant commercial zones).

- Building should have a sign that says what they are.
- Historic preservation.
- Incentivize small local biz.
- Don't over regulate fast food chains, find middle ground.
- Businesses should be more visible from Watson.
- Require big address numbers on all (new?) commercial uses!
- Limit height for commercial signage on street (i.e. McDonalds)

Town Square at the Former Mall Site:

- Souvenir shop/gift shop.
- Book store.
- Christmas store.
- Art gallery.
- Clean restaurant.
- Allergy-friendly restaurant.
- More trees, greenery, etc. flowers along Watson (see Barnes Jewish Hospital).
- New logo and entrance signs.
- Ice skating rink or pond.
- Walking paths - connect to grants trail.
- Covered walking area.
- Restaurants and coffee shop.
- Family friendly attractions.
- Route 66 – old fashioned soda fountain with updated foods.
- Community Christmas tree.
- Supper club with update menu/feel.

General

- Attractions are the barn, grants trail, Executive building.
- Create a farmers market.
- Outdoor seating in spaces that are recognizable attractions.
- Respectful adaptation of mid-20th century architecture (residential and commercial).
- Identify parks, cemeteries, and public property on zoning map.
- Modify code for RV parking to be allow parking on surfaces other than concrete (gravel).
- Concerned about issue of light trespassing on my property from neighbor's flood light.
- How and where are our parks included? Recreation/open space is a land use and is not shown.
- Clean yards – no junk. Ok with boats and trailers if well kept.
- Remove dead trees.
- Regulation of home based occupations to control large vehicles, equipment, commercial signage, supplies that pose environmental hazards.
- Firewood storage.
- Backyard appearance.
- Leaf cleanup.
- Fire pit regulations.
- Fireworks regulations (used by residents).
- Chopping wood, playing music etc. after 10 pm ordinance.
- Live/work spaces.