

Jessica Henry

From: mark.j.stegmann@wellsfargoadvisors.com
Sent: Thursday, May 12, 2016 4:39 PM
To: Jessica Henry
Subject: Proposed Apartment Construction at Schottler and Highway 40

I am contacting you to let you know I oppose the proposed apartment project construction at Schoettler and Highway 40.

I live 1 mile away from this site near Logan College and drive by this site at least 2 times a day going to and from work.

The construction project at the corner of Clayton and Schoettler looks like a mud pit from the Flintstones and is an eyesore.

I don't want the added traffic this project would bring. During the school year you also have school buses stopping along Schoettler and I assume some of the residents of the new apartment complex would have school aged children too.

Thanks

Mark Stegmann

Mark J. Stegmann

Mark J. Stegmann
Wells Fargo Advisors, LLC
First Vice President-Investment Officer
16647 Chesterfield Grove Court Ste 200
Chesterfield, MO 63005
Phone 636.530.3281 or 800.573.7662
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Jessica Henry

From: deisenstein@cinci.rr.com
Sent: Friday, May 13, 2016 11:26 AM
To: Jessica Henry
Subject: Proposed Apartment Complex Schoettler Rd South Outer Forty

Dear Ms. Henry, I am writing to voice my opposition to the proposed 280 unit apartment complex. This is a very bad idea, we surely do not need or want an apartment complex with its increased traffic, congestion, destruction of mature vegetation/trees. This part of West County is already heavily populated, and as if the development at the intersection of Clayton Road and Schoettler isn't bad enough, another large scale undesirable development will make things worse for all of the residents nearby.

Please consider the impact of this proposed development and its detrimental effect.

Sincerely,

David J. Eisenstein, M.D.
1849 Winter Run Court
Chesterfield MO 63017

David Eisenstein
513-382-9558 Mobile Phone
618-257-5088 Work Phone

RECEIVED
City of Chesterfield

May 13 2016

Department of Public Services

Mills Properties Apartment Complex – Schoettler Rd

Dear Jessica Henry and the Chesterfield Planning Committee,

This week, I received a letter from a concerned neighbor regarding a proposal to develop 14 acres along Schoettler Road. There are several reasons that this project concerns our family including:

1. Permanently destroy the quality of the residential environment of the neighborhood.
2. Increased traffic in the Schoettler and Highcroft Dr area where the Parkway school district sends numerous buses daily.
3. Reduced property values in the immediate area.
4. Permanent destruction of green space and mature trees and vegetation.

While this list is certainly not complete, it demonstrates my biggest concerns with this project. As a family that lives on Highcroft Dr, I see a lot of people struggle to turn left onto Schoettler currently and I cannot see a project such as this making it safer for our families in the future.

As well, I have been extremely disappointed with the ability of Chesterfield to allow new developments to completely destroy green space. The Schoettler Grove neighborhood was allowed to eliminate such a large forest of beautiful trees that it would be unfortunate to do the same on the other end of Schoettler as well.

As a new family to Chesterfield in the last two years, we love the Schoettler Valley neighborhood. While I understand the need to allow reasonable development in the area, complete destruction in order to grow is not in the best interests of anyone. Buying land is not a right to develop anything that you desire and should not be a deciding factor in whether something is approved.

Sincerely,

John and Catana Pearson – 15150 Highcroft Dr Chesterfield, MO 63017 630-446-0529



Jessica Henry

From: Janice Home <jbkearns@swbell.net>
Sent: Monday, May 16, 2016 6:15 AM
To: Jessica Henry
Subject: Schoettler development

I just received word on intentions to develop the land at the end of Schoettler Drive and S outer 40 into apartments. I am begging you not to allow this to happen. When we bought off Schoettler Rd 28 years ago, we bought because of the beauty of the green space and the nature that surrounded us. Through the years I have watched the destruction of so much of our beautiful area. Replaced by housing, malls and offices (many of which remain unfilled). Can we leave nothing for our children? Do we need to continue to kill wildlife and further pollute our air with additional cars. Please, take some pride in our town and deny this from going through.

Janice Kearns
Brook Hill Dr
Sent from my iPhone

Sent from my iPhone

Jessica Henry

From: Tod Yazdi <tod.yazdi@tagglogistics.com>
Sent: Monday, May 16, 2016 9:30 AM
To: Jessica Henry
Cc: Bridget Nations; Guy Tilman
Subject: Seasons at Schoettler - 'NO'

Dear Jessica,

I am a Trustee for Georgetown Estates off of Schoettler. I am writing to express my opposition to the development being contemplated at Schoettler and South Outer Forty Road. The residence of Georgetown have expressed our concern regarding dense residential development along Schoettler Road in the past. We feel the road is inappropriate to handle additional levels of traffic. Further, we feel that the development is not consistent with the community in that area, the feel of Schoettler and the greater feel of Chesterfield, which is why residence have chosen to live in the community. Along these lines, the destruction of green space has become a major concern of the area. With large developments to the south at Schoettler and Clayton, and now a development contemplated to the north end, we are beginning to feel that Chesterfield is not protecting the interest of its residence and preserving the culture and appeal of the City. We consistently hear how Town and Country is blocking developments to manage growth and preserve the residential feel of the community - along with preserved green space. It would seem like we are not getting similar support from our Chesterfield representatives and feel that this is an opportunity to stem that tide.

Please consider alternatives that are already contemplated for that area. Also, please feel free to call me if you have any questions.

Tod

Tod Yazdi
Principal
TAGGlogistics
Missouri | Nevada | Pennsylvania
314.991.1900
TAGG...We're it!

RECEIVED
City of Chesterfield

May 16 2016

Department of Public Services

May 16, 2016

Jessica Henry
Project Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Dear Miss Henry,

It was recently brought to our attention that a potentially large apartment complex at the intersection of Schoettler Road and South Outer Forty is being considered. We would like to voice our opposition to this proposal. We have lived in a sub division off Schoettler Road for 23 years and appreciate the safe, quiet residential environment.

Adding a large development such as this will increase the traffic on Schoettler Road in a very negative manner. Schoettler Road is narrow and has no shoulders and no room in areas to add shoulders, making for a dangerous situation. Traffic congestion during "peak travel times" will also become a serious safety problem at the ramp leading to the interstate near that intersection.

We have seen over the years that the City of Chesterfield has acted to protect its citizens from commercial sprawl. We encourage you to use the same integrity while protecting Chesterfield's residential neighborhoods.

Sincerely,

Dan and Lynn Schiller
2130 White Lane Drive
Chesterfield, MO 6301

Jessica Henry

From: Luethy, Rebecca <rluethy@mhm-services.com>
Sent: Monday, May 16, 2016 2:14 PM
To: Jessica Henry; Bridget Nations; Guy Tilman
Subject: Chesterfield Planning Commission proposal to develop an apartment complex along Schoettler Road

Good afternoon Ms. Henry, Ms. Nations, and Mr. Tilman:

The purpose of my email is to voice disapproval for the development of a 280 unit apartment complex along Schoettler Road at the Chesterfield Parkway Spur. While I understand the property is privately held and available to be sold, my concern is not for the change in use of that corner, but rather for the establishment of a very large apartment complex there, which will significantly add to the activity and vehicle load at the north end of Schoettler Road.

My family has lived in the Brook Hill neighborhood since 1997. We have enjoyed the idyllic drive along Schoettler as well as the easy access to convenient shopping and dining; however, the construction at Schoettler and Clayton has been an enormous burden as far as traffic, housing quality, vehicle load, and green space destruction. We watched as the southwest corner of Clayton and Schoettler was developed, which eliminated green space. We watched as Lucent Technologies was torn down and re-built with a Target and Whole Foods, eliminating greenspace and significantly increasing traffic. We watched while houses were packed in to the lot between Target and Henry Street, eliminating greenspace. All of these have made changes in the volume and speed of traffic along Schoettler and Clayton, and have increased the number of traffic accidents and commutes.

Schoettler is beautiful, yet curvy and dangerous at night and at high speeds. My fear is that adding apartments at Schoettler and the Chesterfield Parkway Spur will permanently destroy the beauty and the quality of the residential environment of our Schoettler neighborhoods.

Please thoughtfully consider the proposed project and do not support approval of the addition of a large apartment complex at the site. I sure wish I could be with you on the 23rd, but will be on business in New Mexico and am unavailable to attend. I've never attended a zoning meeting before, but I would this one if I was in town.

Thanks for your consideration.

Becky Luethy
14961 Straub Hill Lane
Chesterfield, MO 63017
314-308-9504



Rebecca Luethy
Director, Operations Development
Centurion, LLC
Cell: 314-308-9504

Email: rluethy@mhm-services.com | www.centurionmanagedcare.com

Jessica Henry

From: June Van Klaveren <junevk@gmail.com>
Sent: Tuesday, May 17, 2016 11:41 AM
To: Bridget Nations; Jessica Henry; Guy Tilman
Subject: Proposed apartments at Schoettler and S. Outer Forty

We are residents of Amberleigh at the corner of Clayton and Schoettler and frequently use Schoettler Road to go into Chesterfield. We are concerned about the potential apartments at Schoettler & S. Outer Forty bringing more traffic to this area. Plus, the destruction of the native vegetation at that area is also a big concern as it was regarding the development directly across from our street. PLEASE we urge you to consider the environmental impact of this development and SEE THAT IT DOES NOT GAIN APPROVAL.

- Permanently destroy the quality of the residential environment of the neighborhood.
- Additional 450 plus residents and 600 plus cars causing traffic congestion.
- Increased traffic, lighting, car and noise pollution along Schoettler Road, South Outer Forty Road and the surrounding area.
- Increased crime and commercial truck noise.
- Potentially reduced property values as the Chesterfield Planning and Zoning Commission as well as the developer cannot predict the impact.
- Permanent destruction of green space including multiple 100 year old trees, hundreds of mature trees and vegetation, and abundant natural wildlife habitat.

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LARRY & June Van Klaveren
14664 Amberleigh Hill Ct.
Chesterfield, MO 63017

636-394-4148

Jessica Henry

From: Robert Kearns <rfkearns@swbell.net>
Sent: Tuesday, May 17, 2016 2:40 PM
To: Jessica Henry
Subject: Proposed KU Properties Apartment Complex

Jessica,

I am writing to express my concern for the proposed apartment complex at Schoettler Road and South Outer Forty. I have been resident of Chesterfield for almost 30 years and have lived all that time just off Schoettler Road. Although this complex does not directly affect my home directly (I live in Brook Hill Estates), I am concerned with the impact that it would have on our area. I have seen significant increase in traffic on Schoettler Road over the past five years and are amazed their have not been any serious accidents on the road. I know improvements are scheduled to be made to the road in 2017 but the entire road from end to end needs to be significantly improved to handle any additional traffic. From your drawing it appears that the only entrance to the apartment complex will be on South Outer 40 road. I can't believe that an exit will not be added on Schoettler Road to relieve or as access for emergency vehicles should main entrance be blocked.

The second concern I have is regarding development within Chesterfield. What is our goal? Is it to get to 80,000 residents. My concern is that once this complex is erected the dominoes will fall on the remainder of the space on South Outer Forty side with development along the remainder of the road. Taking away valuable green space that continues to disappear in Chesterfield. I was troubled by the decision to move forward with the residential development at Clayton and Schoettler. I know some accommodations were made to homeowners next ti the development however I still believe that this neighborhood will feel the lasting impact of building this development well beyond the accommodations that were made. In my own neighborhood larger homes were built on a hill behind my home and it was only after several thousand dollars in drainage was installed were we able to walk in our back yard again. My point is that although you listen to concerns of residents and make some accommodation, at the end of the day whatever is proposed will still be built and the residents are left with less "quality of life" then they had before.

Which brings me to my third concern around the quality of life in Chesterfield? While other towns are building walking paths, bike paths and other community assets to improve the overall quality of life, we in Chesterfield have not. To be fair, the Amphitheater, Pools and Athletic Complex are great and valued, we are sorely lacking in walking paths, bike trails, for people to get out into the community. Wildwood has and extensive walking and bike trail system that improves the quality of life for residents (granted they do not have a pool or outdoor theatre) but still many communities around us are focused on improving quality of life and building a community and I see the development in Chesterfield (whether they be new residence or commercial) as continuing to erode the quality of life that other surrounding communities have. When people think of Chesterfield they thing strip & outlet malls. When I want to run with friends we travel to other communities for that activity. When I want to ride a bike, again I travel to another community. We never take part in those activities in Chesterfield. Despite the fact that many people bike through our community we are not very bike friendly and most of those people are on their way to some other community that is bike friendly.

Sorry for going on but I have been a resident of Chesterfield for 30 years and have seen tremendous growth in the city. We incorporated as a city so that we would have more control over our environment and our growth. Chesterfield today looks exactly what it would have looked like if the development had been controlled by the county.

I will attend the public hearing on Monday and voice my concern for this project

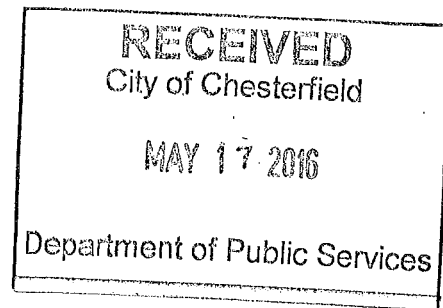
Bob Kearns

rfkearns@swbell.net

636-357-5479

May 17, 2016

Jessica Henry
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Dear Ms. Henry:

I am writing to express serious concerns about a proposed project to be considered by the Chesterfield Planning Commission on May 23, P.Z. 03-2016 40 West Luxury Living.

Neighbors have expressed strong reservations with the project. Please address these concerns:

1. More than seventy percent of the current vegetation in the development area will be destroyed, including several 100 year old + trees. According to the city website, Chesterfield claims to strive for a clean and sustainable community. How is large scale destruction of greenspace consistent with these initiatives?
2. Property values for current resident homeowners may be negatively impacted. I say "may" because I'm told Planning and Zoning can't predict the impact to property values. Why would the city pursue such a project in absence of reliable evidence that it will increase existing residents' property value – or at a minimum, not negatively impact property values?
3. What is the city's motivation for approving this development?

If the city can't convince residents that this project will result in a higher quality of life for those of us already fully invested in the community, I strongly urge that the project not be approved. Please call with any questions.

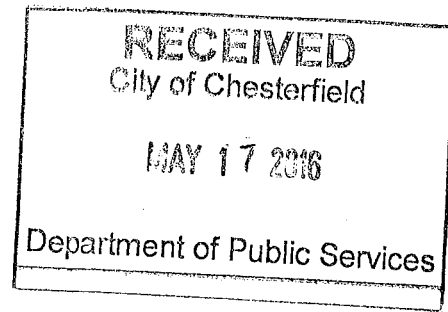
Ed Orlet
14947 Pocono Circle
Chesterfield, MO 63017
(636) 448-6712

To: Chesterfield Planning & Zoning Commission

From: Mary Ann Mastorakos

Re: KU Development, P.Z. 03-2016

Date: May 17, 2016



My name is Mary Ann Mastorakos. I reside at 1410 Schoettler Rd. on 3.8 acres directly adjacent to the proposed 280 apartment development. My husband and I bought the land in 1962 and have lived here over 50 years. My home and property are zoned non-urban 3 acre. If approved, KU Development will have an enormous negative impact on my property and will permanently alter the established environment of the Schoettler Road residential community. By any stretch this proposal is not compatible and I oppose it in its entirety.

When I look at the Land Use Plan that is part of the Chesterfield Comprehensive Plan, it is evident that almost all of the areas designated as “Residential Multi-Family” are areas that, at the time of its adoption, were zoned for multi-family, had existing multi-family development or were adjacent to “Urban Core” or adjacent to existing commercial uses.

The site of the proposed development is the exception; all of the property in the neighborhood including mine is single family detached residential.

The designation of the site of the proposed development in the Land Use Plan as “Residential Multi-Family” is inappropriate as it does not reflect “Existing Land Use” as identified in the Comprehensive Plan at page 52:

“Multiple-family residences tend to be located along roads with high traffic volumes, such as Olive Boulevard, Chesterfield Parkway, Clayton Road, Baxter Road, and Woods Mill Road. These housing complexes are also clustered together in large developments near other dense land uses such as commercial and office as opposed to being scattered throughout neighborhoods. Multiple-family residences are typically physically and visually isolated from single-family residences in Chesterfield.”

It is also inappropriate because it violates a number of specific policies in the Comprehensive Plan:

1. Under “Residential Community”, “Residential Land Use”, at page 63 in part states:

“Multi-Family Residential is generally based on locations along Arterial and Collector Roads adjacent to commercial uses.”

2. Plan Policies Element at page 31 states:

“Plan Policies are the guiding principles for this Comprehensive Plan. These policies create the framework for decision-making related to future land use and development. They were developed through extensive meetings with the Citizen Advisory Committee and community meetings. These policies serve as the framework for the Comprehensive Plan.”

3. Residential Development Policies, 2.0 at page 32, states:

“Chesterfield is recognized by the character of its neighborhoods. It is a goal of the Planning Commission to preserve existing neighborhoods while creating quality new ones. The Planning Commission recognizes the importance of identity and style, noting neighborhoods should not simply be non-descript residential development. Plan Policies are meant to support neighborhood preservation and historic preservation, provide guidance for compatible in-fill construction and buffering of existing neighborhoods, designate appropriate locations for various residential densities, and identify proper subdivision design characteristics.”

4. 2.1 Quality Residential Development:

“The City recognizes that neighborhoods are the identity of Chesterfield and that the condition of neighborhoods determines the desirability of Chesterfield as a place to raise a family. This Plan is meant to assist residents in creating and preserving neighborhoods.”

5. 2.1.1 Conservation of Existing Quality of Life:

“Preserve and enhance the quality of life in Chesterfield as exemplified by its existing neighborhoods and the development that now exists.”

6. 2.1.3 Encourage Preservation of Existing Residential Neighborhoods:

“Preserve or improve existing residential neighborhoods’ identities”

7. 2.1.4 Compatible In-Fill Residential Construction:

“Construction of new homes in existing neighborhoods, when practical, should be compatible with the existing homes.”

8. 2.1.6 Reinforce Existing Residential Development Pattern:

“New residential development should reinforce existing residential neighborhood patterns by continuing to enforce high quality site and subdivision design, layout, and planning practices.”

9. 2.1.7 Multiple-Family Projects in Higher Density Areas:

“Multiple-family projects should be located close to existing, higher density commercial and residential development so as not to alter the conditions and environment of existing single-family neighborhoods.

Each multiple-family project should meet City-developed greenspace standards unless clearly identified reasons justify non-conformance.”

10. 2.1.8 Transitional Use between Single-Family Detached and Higher Density Development:

“Single-family attached developments should serve as a transitional land use between single-family detached land use and multiple-family residential and commercial land use.”

- The Comprehensive Plan policies are correct, and the Land Use Plan is inappropriate and in conflict with those policies; it should not be followed in the face of so many Plan policies violations.

Thank you for your consideration in this matter.

Sincerely,
Mary Ann Mastorakos

Jessica Henry

From: Janice Home <jbkearns@swbell.net>
Sent: Wednesday, May 18, 2016 8:35 AM
To: Jessica Henry
Subject: Schoettler development

Jessica,

One more very sad thing that came to my mind regarding this further destruction of Chesterfield.....when all the strip malls went up a friend gave me a bumper sticker that read, friends don't let friends live in Chesterfield. Perhaps he was right :(Janice Kearns

Sent from my iPhone

Jessica Henry

From: Larry Krumrey <larry.krumrey@gmail.com>
Sent: Wednesday, May 18, 2016 8:33 AM
To: Jessica Henry
Cc: Bridget Nations; Guy Tilman
Subject: KU property on Schoettler RD

To all concerned for the beauty of Schoettler Rd. Please vote this proposal down.

My wife and I have lived in 3 separate homes near this property.

14817 Grantley Westchester Place New home 8 years

15314 Schoettler Estates 22 years

Recently downsized last year and moved to Sycamore Manor after searching many areas and realized that this area is the best place to live in Chesterfield.

My wife and I have lived off of Schoettler Rd for 30 years.

What happen to the condo option presented last year?

The city is losing open space at a rapid rate. We love the dog park. Good decision. Surely surprised many residents with the park decision off of Baxter. Very nice. We love the shuffle board and gardens

Don't surprise us with this crazy option Looks like you are trying to stuff 10 lbs. in a 5 lb. bag

Look forward to seeing everyone on Monday evening

Larry Krumrey

My wife and I vote in every election!!!!