

Cassandra Harashe

Subject: RE-Zoning of Clarkson Woods frontage?

From: Gary Arbesman [
Sent: Wednesday, February 21, 2018 11:20 AM
To: cityofficials <cityofficials@chesterfield.mo.us>
Subject: RE-Zoning of Clarkson Woods frontage?

Dear City Officials,

The commercial establishments we already have at the frontage of Clarkson Woods(Clarkson-Wilson Shopping) are ENOUGH!
The parcel of land recently bought by Veterinarian Dr. Pernikoff should NOT be re-zoned! We don't need and certainly don't want another bunch of small businesses right at the entrance of our subdivision!

Please do NOT allow re-zoning to "commercial"!
Please keep it "residential" and respect our collective thoughts.

Sincerely,

Gary & Heather Arbesman
16010 Meadow Oak Drive
Chesterfield, MO. 63017
Home: 636-536-1452
Cell: 314-807-6565

Subject: Rezoning of Pernikoff property

From:

Date: February 21, 2018 at 6:36:35 PM CST

To: <PDSDirector@chesterfield.mo.us>

Subject: Rezoning of Pernikoff property

Dear Director,

I remain very concerned about the potential re-zoning of a parcel of land currently owned by Dr. Doug Pernikoff, bordered on the north by Clarkson Woods Drive, on the west by Clarkson Road and on the south by The Clarkson Wilson Center. During the most recent Planning and Zoning meeting, it was made clear that Dr. Pernikoff intends to develop this land for commercial purposes, not necessarily to expand his veterinary practice. He intends the structure to face north to be viewed from Clarkson Road and the architectural rendering appeared to be a two-story structure, which is not allowed in this setting.

My objection is based on a significant increase in vehicular traffic into the entrance of our subdivision. Many children from Marquette High School use this area as jogging path and additional traffic poses a significant risk to our school children. In addition, I feel it is not responsible of our city leaders to allow such a structure that will certainly erode our home values.

Please consider if you lived in Clarkson Woods. What would be your concerns? Would you want this property developed as commercial?

That corner is busy enough with people using Clarkson Woods Drive as a cut through to Federal Way and ultimately to Country Ridge Drive, in addition to Clarkson Wilson Center, without the additional burden caused by an active business on that corner. Dr. Pernikoff downplayed the traffic impact. Why would he construct a commercial project at considerable expense, if he did not expect traffic sufficient to support the business contained in this development project.

Lastly, and most importantly, I am told that during a Council Meeting in 2011, it was written into the minutes that no additional pieces of property would be zoned commercial along Clarkson Road between Kehrs Mill Road and Baxter Road. I respectfully request that the minutes where this statement is contained, be reviewed by the Planning and Zoning Commission and the entire City Council.

Why was this property not declared green space by the Council in 2011?

Is it possible that the City Council tells its citizens one thing to keep them quiet, then does another when they sense a new revenue stream for the city?

Please do not change the zoning of this piece of property from residential to commercial.

Respectfully,

Sandy Baranowski

16002 Park Forest Ct.

Chesterfield, MO 63017

Subject: Pernikoff Rezoning Request

From: <

Date: February 21, 2018 at 6:01:06 PM CST

To: <MOhley@chesterfield.mo.us>

Subject: Pernikoff Rezoning Request

Dear Councilwoman Ohley,

I remain very concerned about the potential re-zoning of a parcel of land bordered on the north by Clarkson Woods Drive, on the west by Clarkson Road and on the south by The Clarkson Wilson Center, currently owned by Dr. Doug Pernikoff. During the most recent Planning and Zoning meeting, it was made clear that Dr. Pernikoff intends to develop this land for commercial purposes, not necessarily to expand his veterinary practice. He intends the structure to face north to be viewed from Clarkson Road and the architectural rendering appeared to be a two-story structure.

My objection is based on the expected increase in vehicular traffic into the entrance of our subdivision, as well as, a commercial building cited at the entrance to our subdivision, eroding home values.

That corner is busy enough with people using Clarkson Woods Drive as a cut through to Federal Way and ultimately to Country Ridge Drive without the additional burden caused by an active business on that corner. Dr. Pernikoff downplayed the traffic impact. Why would he construct a commercial project at considerable expense, if he did not expect traffic sufficient to support the business contained in this development project.

Lastly, and most importantly, I am told that during a Council Meeting in 2011, it was written into the minutes that no additional pieces of property would be zoned commercial along Clarkson Road between Kehrs Mill Road and Baxter Road. I respectfully request that the minutes where this statement is contained, be reviewed by the Planning and Zoning Commission and the entire City Council.

Is it possible that the City Council tells its citizens one thing to keep them quiet, then does another when they sense a new revenue stream for the city?

Please do not change the zoning of this piece of property from residential to commercial.

Respectfully,

Tom Baranowski

16002 Park Forest Ct.

Chesterfield, MO 63017

Cassandra Harashe

Subject: Proposed Zoning Change at Clarkson Woods Subdivision Entrance

From: Paul Bostick [
Sent: Wednesday, February 21, 2018 8:49 AM
To: cityofficials <cityofficials@chesterfield.mo.us>
Cc: Trustees-cwshomeowners@gmail.com
Subject: Proposed Zoning Change at Clarkson Woods Subdivision Entrance

All officials:

I am strongly opposed to the proposed zoning change for the lot at the Clarkson Woods Drive entrance to Clarkson Woods Subdivision. It is inappropriate to have any commercial businesses located facing Clarkson Woods Drive. Commercial property would impose on the residential nature of our neighborhood and significantly detract from the value of our homes.

The elevation of the subject property is more than six feet higher than the existing Clarson-Wilson Center. This will make any building much more imposing than the existing center. (See attached photos). Due to the elevation change, the proposed one and a half store building would be extremely distasteful.

Please listen to your constituents in Clarkson Woods Subdivision and keep the existing Residential Zoning for this parcel.

Sincerely,

Paul D. Bostick
2139 Heather Glen Drive
Chesterfield MO
paulbostick@gmail.com



Cassandra Harashe

Subject: Rezoning a-vacant piece of lot next to Clarksonwoods entrance

From: Sue Clarkson
Sent: Wednesday, February 21, 2018 5:30 PM
To: PDSDirector <PDSDirector@chesterfield.mo.us>
Subject: Rezoning a-vacant piece of lot next to Clarksonwoods entrance

In 2011 City officials stated there would be no more commercial zoning from Kehrs Mill Rd to Baxter Road along Clarkson.

Now 7 years later you are trying to rezone. There is no reason that piece of property has to be commercial. I vote no more commercial building. There is small stripmall already there. We do not need another building at the entrance of our subdivision.

[Sue Clarkson](#)

The Law Offices of Frank J Niesen, Jr
319 N 4th St #200
St Louis, MO?? 63102

314-421-5800
314-421-5804 fax

Cassandra Harashe

Subject: REZONING

From:
Sent: Friday, February 23, 2018 10:38 AM
To: Michelle Ohley
Cc: Coad Maryanna
Subject: REZONING

We have resided in Clarkson Woods subdivision since our home was built in 1978. We are sternly opposed to changing the zoning from residential to commercial along Clarkson road from Kehrs Mill to Baxter.

Jack & Maryanna Coad
15917 Heather Glen Drive
Chesterfield, MO 63017
636-532-4225

Cassandra Harashe

Subject: Rezoning

From:
Sent: Friday, February 23, 2018 10:31 AM
To: cityofficials
Cc: Coad Maryanna
Subject: Rezoning

We have resided in Clarkson Woods subdivision since our home was built in 1978. We are sternly opposed to changing the zoning from residential to commercial along Clarkson road from Kehrs Mill to Baxter.

Jack & Maryanna Coad
15917 Heather Glen Drive
Chesterfield, MO 63017
636-532-4225

Cassandra Harashe

Subject: Rezoning at the Clarkson Woods Dr. entrance to Clarkson Woods Subdivision

From: <

Date: February 22, 2018 at 12:18:44 PM CST

To: <cityofficials@chesterfield.mo.us>

Subject: Rezoning at the Clarkson Woods Dr. entrance to Clarkson Woods Subdivision

City Council,

My wife and I are totally against the rezoning of this property. Why hurt Chesterfield citizens and their subdivision when there are plenty of other more desirable places to locate a business. The current owners of this property are business people and purchased it with their eyes wide open – anything for a buck. The evaluation of the property next to the parcel in question will be degraded even more. It is now considered the worst location in the subdivision because the strip mall was allowed to be built. This parcel and the strip mall property next to it has been a pariah for years due to conflicts between Micelli, Clarkson Woods contractor, and the original owners of the property. This should have been worked out beforehand but not working it out was probably exacerbated by the fact that, at the time, Chesterfield was unincorporated.

PLEASE DON'T DO THIS!!!! IT IS TOTALLY UNNECESSARY and IT IS DETRIMENTAL TO OUR PROPERTY!!!

Samuel and Lois Copeland
16063 Clarkson Woods Drive
Chesterfield, MO 63017
(636) 537-3964

Cassandra Harashe

Subject: Proposed Zone Change Clarkson Woods Subdivision

From: THOMAS COUNTS [

Sent: Thursday, February 22, 2018 11:25 AM

To: cityofficials <cityofficials@chesterfield.mo.us>; PDSDirector <PDSDirector@chesterfield.mo.us>; Michelle Ohley <MOhley@chesterfield.mo.us>; Tom DeCampi <TDeCampi@chesterfield.mo.us>; cwshomeowners@gmail.com

Subject: Proposed Zone Change Clarkson Woods Subdivision

City of Chesterfield,

NO OTHER subdivision in the City of Chesterfield has a commercial development at its entrance. We do not want our subdivision to be a precedent setting in this area? We do not support the rezoning from a Residential use to Planned Commercial use. This property in question has always been zoned residential and viewed by many residents as the entrance to our fine subdivision. There is not enough property in the proposed lot to support a commercial enterprise.

This proposal will only increase traffic and congestion in our fine subdivision.

Do you really think a building and 31 parking spaces on a .9 acre lot will be attractive?

Would you accept this proposal for your neighborhood?

This proposal will only congest and devalue our property.

As I understand, in 2011 we were promised there would be no more commercial development between Kehrs Mill and Baxter Rd. Please reject the zoning proposal as there are other more feasible options available to the city to expand commercial growth.

Please do not devalue our property by rezoning this property and allowing a commercial development at the entrance of Clarkson Woods Entrance.

Regards,

Thomas Counts
2104 Woodlet Park Drive
Chesterfield, Mo. 63017

Phone: 314 308 9254

Cassandra Harashe

Subject: FW: conversion of property at entrance to Clarkson Woods from Residential to Commercial

From: Joy Dakich [mailto:
Sent: Sunday, March 04, 2018 10:47 PM
To: PDSDirector <PDSDirector@chesterfield.mo.us>
Subject: conversion of property at entrance to Clarkson Woods from Residential to Commercial

Director: At the February 12th P and D meeting, I spoke in opposition to the rezoning of the property at the main entrance of the Clarkson Woods subdivision. I, like others at that meeting, have serious concerns about the potential development of the site.

It was our understanding that the site could have up to 31 parking spaces, thus making our entrance look like a used car lot. In addition, turning into the site from Clarkson Woods Drive would have to occur very quickly at the corner of the site, a situation which could certainly lead to accidents as people are accustomed to proceeding directly into the existing business area.

Another issue has to do with the usage of the site. It was stated that a variety of businesses could become tenants, that medical, dental, or veterinary services would be possible. It seems unlikely that a typical office for any of these business operations would need so many parking spots, so it is possible that the developer would need to find a business with a higher client density to make the site viable. I would be especially concerned if "clinics" of any type were to become tenants.

The proposed building design was obviously not in keeping with the look of the residential properties that would abut the property, the landscaping as described would have to be more minimal than the developer envisioned or the entrance to the site would be difficult to see from the main entryway, and the hours of operation were not clearly defined.

This project would not enhance our subdivision, and would likely diminish the initial perception of our community. While the shopping area abuts our homes, it does not seem a part of the neighborhood in the way that this project would. I believe that residents blocks away from this entrance might not feel that this will have an impact on them, however, if the main entry to Clarkson Woods becomes a "problem", the Park Forest entry may well see an increase in the traffic, and unlike the entrance across from Marquette High School, there is not a traffic signal to control traffic flow.

As I said in my comments on the 12th, I feel strongly that this is not a project that our neighborhood needs, or wants. I hope the Commission will deny the request for a zoning change for this parcel.

Thank you for your time and consideration of my perspective. Joy
Dakich, 16093 Meadow Oak Drive

Cassandra Harashe

Subject: FW: Chesterfield meeting 2/12/18

From: Lester Dennis [mailto:
Sent: Tuesday, February 13, 2018 9:57 AM
To: info <info@chesterfield.mo.us>
Subject: Chesterfield meeting 2/12/18

Lester J. Dennis
2143 Woodlet Park Drive, Clarkson Woods
501-366-5518

I am opposed to the P.Z. 2017 meeting for the following:

- The undefined development plan involving Veteranian /Kennel operation being proposed
- Traffic congestion probability in adjacent to the opening property
- Only one stop light for Clarkson Drive must serve many homes in this area.

Cassandra Harashe

Subject: property proposal at 2264 Clarkson Drive

From: EarthLink [mailto:
Sent: Saturday, February 24, 2018 8:07 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: property proposal at 2264 Clarkson Drive

I am against allowing this commercial property to be passed for the following reasons:

If this property is zoned as Commercial it will be open for development in any way deemed!
Our subdivision was never supposed to allow Commercial property in that spot!
This property will become congested!
Retail outlets in this area already being over used!
Our residents are against this proposal living nearby!
Proposed entrance is narrow from the street!
Our Subdivision only has one stop light into Clarkson and has to serve many residents in that spot!
This proposal for commercial property change will add congestion to all of our residents!
This proposal is nothing but property Grab!

Please stop this proposal!

Lester J Dennis
2143 Woodlet Park Drive
Chesterfield, MO

Cassandra Harashe

Subject: NO! on Clarkson Woods rezoning proposal

From: EarthLink <

Date: May 29, 2018 at 12:03:47 PM CDT

To: "pdsdirector@chesterfield.mo.us" <pdsdirector@chesterfield.mo.us>

Subject: NO! on Clarkson Woods rezoning proposal

Planning Director in Chesterfield

As a 34 year resident of Clarkson Woods, I say NO! on our CW commercial development proposal at the entrance of our Sub Division.

I do not want our entrance to be opened to this development because of extra traffic in this small area that is already developed by the many shops and government buildings that are always busy. Our entrance has a stop light that already causes problem here. It is not to our advantage to be changed in this manner. We were promised in the past that no such development would be rezoned. We were supposed to be kept free of rezoning here from Kehrs Mill to Baxter road on Clarkson.

Please consider this proposal carefully and vote NO!

Lester J. Dennis
2143 Woodlet Park Drive
Chesterfield, MO 63017

Cassandra Harashe

Subject: FW: Requesting you to vote AGAINST rezoning lot at Clarkson Woods and Clarkson intersection

From: Bill DeWert <

Date: May 21, 2018 at 2:28:12 PM CDT

To: <PDSDirector@chesterfield.mo.us>

Subject: Requesting you to vote AGAINST rezoning lot at Clarkson Woods and Clarkson intersection

Dear Mr. Wyse,

I am a resident of Clarkson Woods subdivision. The property at the southeast corner of Clarkson Woods Drive and Clarkson Road (340) has had a request to be rezoned from residential to commercial by a veterinarian for future construction of a veterinary clinic and pet boarding facility.

No other subdivision in Chesterfield has a commercial development at its entrance. I respectfully ask you, as planning director, to vote NO on rezoning this property. The traffic at that intersection is already busy with a short sight line to one of the entrances (off Clarkson Woods Drive) to the Clarkson-Wilson Center near that intersection. Many Marquette High School students are also in the area, whether driving or running for sports, creating a potential for injury to them. Let's continue to keep Chesterfield a safe place to live!

Thank you for your consideration,

William DeWert
15932 Woodlet Way Court
63017

Cassandra Harashe

Subject: Rezoning @ Clarkson & Clarkson Woods

From: ddolphus

Sent: Wednesday, February 21, 2018 5:15 PM

To: cityofficials <cityofficials@chesterfield.mo.us>

Subject: Rezoning @ Clarkson & Clarkson Woods

As a resident of Clarkson Woods I am against rezoning the lot listed in the subject to commercial.

Dave Dolphus

16069 Hunters Way Drive

Sent from my Verizon 4G LTE smartphone

Cassandra Harashe

Subject: FW: Proposal to Rezone Land Adjacent to Clarkson Woods

----- Original message -----

From: Bob Nation <BNation@chesterfield.mo.us>

Date: 5/14/18 10:44 PM (GMT-06:00)

To: David Fliesher <>

Cc: cityofficials <cityofficials@chesterfield.mo.us>, PDSDirector <PDSDirector@chesterfield.mo.us>, Tom DeCampi <TDeCampi@chesterfield.mo.us>, Michelle Ohley <MOhley@chesterfield.mo.us>, Justin Wyse <JWyse@chesterfield.mo.us>

Subject: Re: Proposal to Rezone Land Adjacent to Clarkson Woods

David,

Thank you for your letter expressing opposition to the requested re-zoning adjacent to the entrance of Clarkson Woods subdivision. To be honest, I have not heard where it stands in the process as I have not heard anything at all in several weeks.

I agree with your last paragraph and believe that we adhere to the concepts you described. I am confident that our city would not likely make a decision based on expanding the tax base at this location. I have a high degree of confidence that our planning staff, planning commissioners, and council members make zoning decisions based on guidelines in our comprehensive plan and unified development code.

If you would like the status on this particular development petition, you may call our Director of Planning and Development Services, Justin Wyse, at 636 537-4734. I hope this helps!

Best Regards,

Bob Nation

Mayor - City of Chesterfield

314 249-8725

On May 14, 2018, at 9:22 PM, David Fliesher <> wrote:

Chesterfield Elected Officials and Planning Director,

I am writing to you all as a concerned resident of **Clarkson Woods in Ward 4**. It was brought to our attention that a developer is looking to rezone the property next to our entrance at Clarkson and Wilson Rd. **We are strongly against the commercial rezoning.** It would have a negative effect on the aesthetics of our neighborhood and increase traffic/noise at the front of the subdivision. Furthermore, the City of Chesterfield would be compromising on its commitment to making our residential neighborhoods a great place to live while supporting sustainable, economic growth.

I realize that the city is looking to increase its tax base. However, bad decisions with planning and development significantly contributed to the Chesterfield mall bankruptcy and the Taubman Prestige Outlets failing. I do not know of any other subdivisions in Chesterfield that have commercial office buildings at their entrances. Furthermore, there is no guarantee that the incremental tax revenue achieved from that proposal would offset the potential loss of revenue from lower property values/appreciation.

My wife Debbie and I moved to Chesterfield a few years ago from a condo in Clayton. We chose to live here because of the value proposition offered: great school system, larger house/lot sizes, plenty of green spaces/walking paths, proximity to shopping and highways. We also recently completed an expensive

Deck and Fence project. We invested in Chesterfield because this is where we want to call home and start our family. As a result, it is very concerning that the City of Chesterfield would potentially damage our investment in order to speculate on a bad design concept from a developer.

Lastly, I am not just speaking as a concerned resident. I am a CPA/Wash U MBA who has also been serving on the board of directors for a HOA the past 6 years. My work as a financial analyst and treasurer has given me a special appreciation for long range capital planning and good project management. It has also provided me some perspective so please take my advice...

Chesterfield is a wonderful city and it has a lot of inherent strengths. Take advantage of them and do not try to replicate decisions made by other municipalities unless they make sense for us! Do not attempt to accelerate growth if there is not sufficient demand for goods and/or services. This creates a lot of economic waste and volatility. Finally, it is not only important to balance residential and commercial development but to locate homes and businesses in proper locations. We need both. However, the long term ability of Chesterfield to attract future residents and entrepreneurs will be affected by the decisions made now. Good central planning will create peaceful neighborhoods and vibrant business districts with proper separation among them. Bad central planning will turn your strengths to weakness and discourage investment.

Thank you for your time and please do the right thing for our family and the City of Chesterfield.

David

David Fliesher, CPA
314-283-5482

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Cassandra Harashe

Subject: FW: Questions about the Clarkson woods rezoning

From: Elica Gao [
Sent: Friday, May 11, 2018 12:11 PM
To: PDSDirector <PDSDirector@chesterfield.mo.us>
Subject: Questions about the Clarkson woods rezoning

Hi planning director,

I am a resident living in Clarkson Woods subdivision, I recently received a subdivision letter saying that our gate will be rezoned to be a commercial area. I did not receive more information about it, may I see a map of the rezoning area? Also may I know the reason why it is get rezoned? I heard the rezoning will devalue the house to certain point, can I have an explanation about this as well?

Thanks,

Yi Gao

Cassandra Harashe

Subject: ClarsoWoods

From: Dennis Gastreich [mailto:
Sent: Thursday, March 01, 2018 2:18 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: ClarsoWoods

Please, vote no on the zoning change.
No more Commercial.
This is our subdivision.

Thank you
Dennis and Linda Gastreich

Cassandra Harashe

Subject: FW: Clarkson Woods Subdivision - Planning and Zoning comments

From: Kimberly Groneck [
Sent: Saturday, February 24, 2018 9:07 PM
To: cityofficials <cityofficials@chesterfield.mo.us>; PDSDirector <PDSDirector@chesterfield.mo.us>; Tom DeCampi <TDeCampi@chesterfield.mo.us>; Michelle Ohley <MOhley@chesterfield.mo.us>
Subject: Clarkson Woods Subdivision - Planning and Zoning comments

Hello to all,

I've been a Clarkson Woods subdivision homeowner for 22 years. I understand from the Clarkson Woods Subdivision Association that we need to contact all of you to fight the possible commercial development at the front of our subdivision. NO OTHER subdivision in the City of Chesterfield has a commercial development at its entrance. This would set a precedence that would lower property values. If this area is rezoned from residential use to planned commercial...it's a big deal....because from what I understand...it would be near impossible to ever get it zoned residential again.

PLEASE do not rezone this area to commercial. If you need the neighbors to all sign a petition or anything else to stop this....please let me know.

Thank you!

Kimberly Groneck - 16004 Hunters Way Drive, Chesterfield, MO 63017
KSG CONSULTING

314-249-3924

Cassandra Harashe

Subject: Rezoning

:

From: Cindy Jablonski
Date: February 21, 2018 at 4:59:12 PM CST
To: <PDSDirector@chesterfield.mo.us>
Subject: Rezoning

I am opposed to any rezoning on Clarkson. ESPECIALLY NOT THE LOT ON CLARKSON WOODS DRIVE! The lot behind kennelwood. I do not want to have to drive into my neighborhood and pass a gas station or any other business for that matter. The entrance to our neighborhood should remain zoned the way it is.

Thank you.
Cindy Jablonski

Sent from my iPhone

Cassandra Harashe

Subject: Clarkson Woods Rezoning

From: Karen Marino [

Sent: Wednesday, February 21, 2018 3:10 PM

To: cityofficials <cityofficials@chesterfield.mo.us>; Bob Nation <BNation@chesterfield.mo.us>;

fbarryf@chesterfield.mo.us; Barbara McGuinness <BMcGuinness@chesterfield.mo.us>; Guy Tilman

<GTilman@chesterfield.mo.us>; Ben Keathley <BKeathley@chesterfield.mo.us>; Randy Logan

<RLogan@chesterfield.mo.us>; Dan Hurt <DHurt@chesterfield.mo.us>; Tom DeCampi <TDeCampi@chesterfield.mo.us>;

Michelle Ohley <MOhley@chesterfield.mo.us>

Subject: Clarkson Woods Rezoning

We are home owners in Clarkson Woods and are not in favor of the rezoning of the parcel of land at the entrance to the subdivision.

The size of the structure proposed will not be in keeping with the entrance to a residential area. At the P&Z meeting a couple weeks ago the owner said he wasn't going to remove the trees and then later said he was. The landscaping he described will not mask that there will be a commercial building as you enter the subdivision. None of the other subdivisions in the area have a commercial building at the entrance to the subdivision.

I think that allowing a large commercial building to be on that small parcel which is "in the subdivision" will affect our ability to sell property and it will increase traffic congestion at the entrance. The P&Z said that they would have 31 parking spots for the 7500 square foot building all on .9 of an acre. In my opinion, this is too large for that size of a lot and for a lot that is effectively, a home plot in the subdivision.

Please do not allow the rezoning of this piece of property.

Karen and Tony Marino
16050 Hunters Way Dr.
314-630-6766

Cassandra Harashe

Subject: FW: Clarkson Woods Rezoning

From: Erik Merker

Date: February 21, 2018 at 9:23:41 PM CST

To: <cityofficials@chesterfield.mo.us>

Subject: Clarkson Woods Rezoning

Dear City Council,

We recently moved to Chesterfield and purchased a home in the Clarkson Woods neighborhood (love our neighborhood and Chesterfield btw). I was recently made aware that the vacant property at the entrance of our neighborhood (Clarkson and Clarkson Woods) is trying to be rezoned to a commercial space.

I don't know much about the land or the plans for it, but putting any type of commercial building at the entrance of a subdivision seems like a terrible idea. Not only will it be an eyesore for our main entrance, but it will increase traffic and potentially decrease home values, especially for those that live close. Maybe the current plans are for a decent facility, but what happens in the future if the land is sold and a gas station or other less than desirable facility is built which also adds noise to the area.

I just want to let you know that I oppose this rezoning and am hoping that you will too. Put yourself in our shoes and do what's best for our community.

Thanks,

Erik Merker
15958 Woodlet Way Ct.
314-640-8926

(sent via mobile device)

Subject: Clarkson Woods Subdivision rezoning entrance area issue

From: carmel sielicki <

Date: February 21, 2018 at 3:00:00 PM CST

To: "bnations@chesterfield.mo.us" <bnations@chesterfield.mo.us>, "fbarryf@chesterfield.mo.us" <fbarryf@chesterfield.mo.us>, "bmcguinness@chesterfield.mo.us" <bmcguinness@chesterfield.mo.us>, "gtilman@chesterfield.mo.us" <gtilman@chesterfield.mo.us>, "bkeathley@chesterfield.mo.us" <bkeathley@chesterfield.mo.us>, "rlogan@chesterfield.mo.us" <rlogan@chesterfield.mo.us>, "dhurt@chesterfield.mo.us" <dhurt@chesterfield.mo.us>, "tdecampi@chesterfield.mo.us" <tdecampi@chesterfield.mo.us>, "mohley@chesterfield.mo.us" <mohley@chesterfield.mo.us>

Subject: Clarkson Woods Subdivision rezoning entrance area issue

Reply-To: carmel sielicki <

Dear Chesterfield City Council members,

As a concerned property owner of the of the Clarkson Woods Subdivision (Clarkson @ Park Forest and Clarkson @ Clarkson Woods Drive), I write to urge you to not rezone the entrance area of our subdivision for business purposes. Please consider the following arguments:

1. The current zoning of the property is compatible with the surrounding properties. The intersection of Clarkson @ Clarkson Woods Drive is currently a nice park/greenspace setting, something that is an asset not only to our neighborhood but to our city as well. Driving along Clarkson Road is not at all like driving along Manchester Road--the greenspace and lack of businesses/driveways are what sets this neighborhood area apart.

2. The Proposed Rezoning Is Inconsistent with Public Health, Safety, and General Welfare. Clarkson Woods Drive is a quiet, neighborhood street. Many adults are out walking during the day, kids ride their bikes in the afternoon, and school children and teenagers walk to and from school. To add increased car traffic in this area is a genuine safety concern and one that must not be taken lightly.

3. Insufficient road infrastructure. Clarkson Road at school times and commute traffic times is a terrible place to be. Adding more traffic to this mess would be a headache for not only our neighborhood but for anyone who commutes down Clarkson Road on a regular basis.

4. Commercial Buildings Are Inappropriate. There is not another subdivision in the Chesterfield area with a commercial building at the front. The City of Chesterfield must keep its image as a safe, family-oriented city in mind as it considers this rezoning request.

5. Rapid neighborhood growth. Chesterfield is fortunate to experience a current resurgence in neighborhood growth. Many neighborhoods from the 1970s and 1980s are "turning over" to new families and there is no guarantee that this sort of growth will stay. The City of Chesterfield should be interested in protecting and promoting property values by keeping our residential area for residential properties only.

Please understand our position as homeowners who want to encourage business and growth in our city, but with caution and understanding. Feel free to contact me if you need anything further.

Sincerely,

Carmel Middelbos
314-578-8554

Cassandra Harashe

Subject: Please do NOT rezone Clarkson Woods entrance for commercial purposes

From: Ingmar Middelbos <

Date: February 21, 2018 at 3:32:41 PM CST

To: "bnations@chesterfield.mo.us" <bnations@chesterfield.mo.us>, "fbarryf@chesterfield.mo.us" <fbarryf@chesterfield.mo.us>, "bmcguinness@chesterfield.mo.us" <bmcguinness@chesterfield.mo.us>, "gtilman@chesterfield.mo.us" <gtilman@chesterfield.mo.us>, "bkeathley@chesterfield.mo.us" <bkeathley@chesterfield.mo.us>, "rlogan@chesterfield.mo.us" <rlogan@chesterfield.mo.us>, "dhurt@chesterfield.mo.us" <dhurt@chesterfield.mo.us>, "tdecampi@chesterfield.mo.us" <tdecampi@chesterfield.mo.us>, "mohley@chesterfield.mo.us" <mohley@chesterfield.mo.us>

Subject: Please do NOT rezone Clarkson Woods entrance for commercial purposes

Dear Chesterfield City Council Members:

I want to urge you to NOT rezone the area at the south entrance of Clarkson Woods for commercial purposes.

The entry of residential subdivisions should not be defaced by commercial properties. To my knowledge there is no example/precedent for this within Chesterfield and on behalf of our neighborhood and others, I implore you to keep it that way.

Thank you,
Ingmar Middelbos

16027 Clarkson Woods Dr.
314-505-0251

Cassandra Harashe

Subject: Clarkson Road

From: Gabrielle Pellin
Sent: Wednesday, February 21, 2018 3:52 PM
To: PDSDirector <PDSDirector@chesterfield.mo.us>
Subject: Clarkson Road

Dear City Councilmen -

I am writing to ask you to please NOT rezone the area next to Wilson Center as commercial. In 2011 it was decided to remain non commercial. I am not sure why this would change?

I grew up in Clarkson Woods and moved back to Clarkson Woods as an adult to raise my family. I have been impressed with how the city has commercialized without becoming another Manchester. Using this small piece of land for a commercial business would be a big step in that direction.

Thank you!
Gabrielle Neal
15908 Woodlet Park Court
Chesterfield

Cassandra Harashe

Subject: Rezoning - Clarkson Woods Dr at Clarkson

From: William Olsen
Sent: Thursday, February 22, 2018 4:03 AM
To: PDSDirector <PDSDirector@chesterfield.mo.us>
Subject: Rezoning - Clarkson Woods Dr at Clarkson

I attended the recent resulting hearing regarding the subject property. The concept is preposterous when one considers the residential appeal of our neighborhood. The artist's concept of the building is offensive in that setting, the entrance to our subdivision.

Please preserve Clarkson Woods; reject the rezoning application.

William and Trudie Olsen
15947 Heather Glen Drive

Cassandra Harashe

Subject: rezone

From: frank opinion

Date: February 21, 2018 at 5:00:49 PM CST

To: <pdsdirector@chesterfield.mo.us>

Subject: rezone

Do not go commercial at Clarkson Woods

Thank you .

This is very important to Clarkson Woods residents

Cassandra Harashe

From:

Date: February 23, 2018 at 4:59:26 PM CST

To: cwshomeowners@gmail.com

We strongly disapprove of putting anything commercial at beginning of Clarkson Woods subdivision entrance. Felix and Sharon Owens, 15954 Woodlet Park Drive

Cassandra Harashe

Subject: Concern over zoning

From: Debbie Rowan [

Sent: Wednesday, February 21, 2018 8:36 AM

To: cityofficials <cityofficials@chesterfield.mo.us>; PDSDirector <PDSDirector@chesterfield.mo.us>; Michelle Ohley <MOhley@chesterfield.mo.us>; Michelle Ohley <MOhley@chesterfield.mo.us>

Subject: Concern over zoning

I am VERY concerned that the rezoning of the piece of property at Clarkson Woods Drive and Clarkson Road is even being considered.

Are you as good as your word or are you not? Please research your records concerning this piece of property.

I am VERY disappointed that this was not mentioned at the zoning meeting last week. Was this intentional?

In 2011 we were promised that no additional commercial zoning would be approved between Kehrs Mill and Baxter.

When a homeowner called to remind everyone of this it was acknowledged that it was in the notes.

This piece of property should probably have been purchased as part of the green space program at the very least.

We DO NOT want this piece of property to be zoned commercial and if fact would prefer that the whole piece be zoned residential.

At this point it has split zoning.

Do you want something like this at the entrance to your subdivision? I think not.

There is NO subdivision in the City that has something like this at it's entrance. We do not plan on being the first.

I always felt that our officials considered the residents when making decisions of this type please do so now.

Have you taken into consideration emergency vehicles being able to access this area from Clarkson Woods Drive?

There is a sign for "No Commercial Vehicles" for large delivery trucks on Clarkson Woods Drive how will this be enforced?

There is no stop sign at the access road onto Clarkson Woods Drive.

Should this be a 3 way stop?

Your vision is not clear to the cars turning off Clarkson onto Clarkson Woods Drive and is already a hazard.

We voluntarily removed our bushes from the island because it was even more difficult to see the traffic turning on to Clarkson Woods Dr.

Doctor Doug is a good vet and is the vet we use however his current office is also a rescue center isn't this boarding of animals?

We have given in on the Pizza Hut hours of operation as well as the original number of restaurants allowed in the Clarkson Wilson Center.

Enough is enough.

We will be organizing a petition and having residents email all of you concerning this issue.

We plan to fight this as long as it takes as I am sure all of you would.

Will will also insist on knowing those who vote to approve this re-zoning.

Debbie Rowan

Cassandra Harashe

Subject: Do not allow a commercial building to be built at Clarkson Woods Subdivision Main Entrance.

From: Ed Rowan <

Date: February 21, 2018 at 1:39:07 PM CST

To: <bnation@chesterfield.mo.us>, <Fbarryf@chesterfield.mo.us>, <bmcquinness@chesterfield.mo.us>, <gtilman@chesterfield.mo.us>, <bkeathley@chesterfield.mo.us>, <rlogan@chesterfield.mo.us>, <dhurt@chesterfield.mo.us>, <tdecampi@chesterfield.mo.us>, <mohley@chesterfield.mo.us>

Cc: Ed Rowan <

Subject: Do not allow a commercial building to be built at Clarkson Woods Subdivision Main Entrance.

My understanding is that when the shopping center was built that no other commercial property would be approved along Clarkson Road near that center. Also, does Chesterfield really want to allow this at one of its largest subdivisions and set a precedence to allow more commercial properties at and inside a subdivisions entrance. It is bad enough that the shopping center was granted a driveway inside our subdivision and the house at that driveway will be basically worthless for that poor homeowner, if more commercial development goes in right next to them.

Please do not allow this.

Homeowner 16030 Meadow Oak Drive.

Ed Rowan
Vice President

Solution Data Systems, Inc.

Email:

Phone: (636) 305-8400 X-31

Fax: (636) 305-8405

Web: www.sds-usa.com

Cassandra Harashe

Subject: FW: Development Clarkson Woods Drive/Clarkson
Attachments: Lot Development.docx

From: Mary Ann Scheerer [
Sent: Thursday, February 22, 2018 12:31 PM
To: PDSDirector <PDSDirector@chesterfield.mo.us>; Tom DeCampi <TDeCampi@chesterfield.mo.us>; Michelle Ohley
<MOhley@chesterfield.mo.us>; City Administrator <cityadministrator@chesterfield.mo.us>
Subject: Development Clarkson Woods Drive/Clarkson

Please see the attached letter regarding rezoning and development of this parcel of property. This area should remain residential.

Thank you,
Marianne Scheerer

February 22, 2018

Dear Chesterfield Officials,

Allowing a commercial building to be built on the parcel of ground at Clarkson/Clarkson Woods Drive should not at all be allowed. It would change the "feel" of the area as well as develop problems which residents should not have to put up with. Commercial development at the entrance to a subdivision is not in line with the character of Chesterfield. Why should this change? Please don't punish residents at the whim of a non-resident individual who has been "happy" renting in this location for many years. The new owner himself indicated something to the effect that he was looking to make changes at this time of his life. Do any of us think that change would be expanding a business? No, it's becoming a landlord.

In a few words, developing this piece of land changes the feel of the area and the homes within the subdivision that it adjoins. When the state and Chesterfield removed a traffic lane on Clarkson to add greenery to the roadside and islands, part of the intent was to give Chesterfield a "park-like" feel. By allowing this parcel of land to be developed, the city would be directly conflicting with that intent. This is a small piece of land with limited access - not the residents fault. Owners of this land for many years even ignored this piece of property - subdivision for years had this area mowed because of its unsightliness and noncompliance with vegetation height.

We are rather fortunate that this shopping center continues to thrive. Making its entrance more constricted and dangerous would not be to its benefit. Toward the end of the Planning Committee meeting on February 12, the owner mentioned adding a berm to shelter the road from the parking lot. I immediately felt concern with visibility. As a customer to this shopping center, it is imperative to be conscious of traffic entering off of Clarkson because the path between this roadway and Clarkson is so short. The owner of this property now wants to add another "avenue" into the intersection. Berm can be attractive, but it also serves to limit visibility even more. (Not everyone drives a tall SUV.) Vegetation growing on it to improve looks would further impact visibility.

When listening to the owner discuss his plans, I distinctly was given the impression that he is looking for more there than his veterinary business. 35 parking spaces? When he talked about 5 or so cars a day I could not help but wonder how he was making any money with that many customers. He was not being forthright with his intentions. I wish I could go to some offices in the area and count parking spaces, but current situations prevent that. When looking at the dental offices at Clayton/Kehrs Mill and such other offices, it appears that his "35" number of parking spots is excessive (staff + customers). Once the city gives this landlord the ability to rent out the space, it will become harder to control his actions. He wants to add grooming? Let's be frank. He's been there enough years and space has become available next door to his office that he could have expanded to test the waters. When a large grooming facility such as Kennelwood is located in the backyard, one does not add that type of service. More is there than meets the eye.

His architectural style was lovely in an office park, too flamboyant for this location. When driving by the Fire Station on Olive near Ladue, I noted how inconspicuous it is unless the firetrucks are parked outdoors. This is the type of structure that needs to be at this location IF, (AND ONLY IF), development is the only solution. I don't think it is. This piece of land needs to remain undeveloped and green.

Please note, there are no sidewalks for entrance to this shopping center. Residents using this shopping center have to walk in the narrow driving lanes. There are also no sidewalks on that side of Clarkson Woods Drive, not in character with the area.

Please deny the owner's desire to rezone this piece of property. Please do not allow such extensive development on such a small parcel of ground. Thank you for your efforts.

Sincerely,

Marianne Scheerer
2107 Heather Glen Drive
Chesterfield, MO 63017

Cassandra Harashe

Subject: Rezoning of Property at Clarkson Road and Clarkson Woods Drive

From: <

Date: February 23, 2018 at 12:02:27 AM CST

To: <PDSDirector@chesterfield.mo.us>

Subject: Rezoning of Property at Clarkson Road and Clarkson Woods Drive

PDD Director,

I am writing to you to object to any rezoning of this property to Commercial. I live in the Clarkson Woods Subdivision and believe any rezoning would have a negative effect on the property value of my home as well as all the homes in the subdivision. In addition it would create a dangerous situation with more traffic coming in and out of the subdivision. Clarkson Road is a busy Road now without adding more businesses that would not only be using Clarkson Road but the entrance road in our subdivision.

It is my understanding that a promise was made in 2011 that no more Commercial zoning would take place from Kehrs Mill to Baxter along Clarkson. In view of this promise I can't believe a rezoning is even a consideration.

Please consider the residents of Clarkson Woods and keep the zoning as residential.

Sincerely,
Kathleen Sheehan
2137 Hunters Way Court
Chesterfield, MO 63017

Sent from my iPhone

Cassandra Harashe

Subject: A vote no for re-zoning commercial @ Clarkson Woods Dr.

From: Latashia Smith <

Date: May 25, 2018 at 6:13:27 PM CDT

To: "cityofficials@chesterfield.mo.us" <cityofficials@chesterfield.mo.us>, "PDSDirector@chesterfield.mo.us" <PDSDirector@chesterfield.mo.us>, "mohley@chesterfield.mo.us" <mohley@chesterfield.mo.us>

Subject: A vote no for re-zoning commercial @ Clarkson Woods Dr.

Hello, my name is Latashia Smith-Ingram. Myself, my husband, and our two children have just re-located to 16029 Meadow Oak Dr. in Clarkson Woods in March of this year. We are very new. But, we chose Clarkson Woods over several other subdivisions because we liked the neighborhood, neighbors seemed friendly and it was super close to Marquette High School.

We did not choose Clarkson Woods with the understanding that the entry would be re-zoned planned commercial. We are worried about our property value and would have chosen another division had we known this was even being considered. We already have the rather large commercial property at the Wilson entrance. Please keep Clarkson Woods Dr. residential.

We were made aware that in 2011 there was a promise of no more commercial development between Kehrs Mill and Baxter Rd. Please honor this promise going forward. Please consider property values. Other than this possibility, we have really enjoyed our time in Clarkson Woods and hope to be contributing and friendly neighbors for years to come.

Thanks so much for your time.

Latashia Smith-Ingram

Cassandra Harashe

Subject: Re-zoning of property at intersection of Clarkson Woods Drive and Clarkson Road

From: Michelle Smith

Date: February 21, 2018 at 5:05:22 PM CST

To: <PDSDirector@chesterfield.mo.us>

Cc: <cityofficials@chesterfield.mo.us>

Subject: Re-zoning of property at intersection of Clarkson Woods Drive and Clarkson Road

To Whom it May Concern,

As a resident of Clarkson Woods subdivision I send this email in strong opposition to the potential commercial Re-zoning at the intersection at Clarkson Woods Drive and Clarkson Road. I live at the front of the subdivision entrance at Clarkson Road and Clarkson Woods Drive and I can attest to the extreme amount of traffic that we already see come through the neighborhood on a daily basis. Whether visiting the Clarkson Wilson Center or simply cutting through to other areas, traffic is very high in this area. A commercial development would only increase the traffic more and put the residents of Clarkson Woods in peril. There are many children in this subdivision (my family accounting for five) and their safety would be put in danger with more traffic, more strangers, and more influx of activity in and around the subdivision.

Furthermore, the Clarkson Road traffic is quite congested on a daily basis and another commercial development would only add to the daily stress of commuters and residents of the area.

I urge you to vote NO to Re-zoning the property for commercial usage and keep the residents of Clarkson Woods and surrounding subdivisions safe.

Thank you,
Michelle Smith
2156 Federal Way
Chesterfield
636.778.0000

Sent from my iPhone

Cassandra Harashe

Subject: Zoning changes

From: Susie [mailto:
Sent: Wednesday, February 28, 2018 9:27 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Zoning changes

Please do not allow the proposed zoning changes at the corner of Clarkson Woods Drive and Clarkson Road. Tell the veterinarian to find another location to enlarge his practice. Susie Spangler

Sent from my iPhone

Cassandra Harashe

Subject: Zoning

From: Joe <>

Date: February 22, 2018 at 1:18:28 PM CST

To: <cityofficials@chesterfield.mo.us>

Subject: Zoning

Do not allow a zoning change st the entrance to our subdivision ,Clarkson Woods

Thanks,

Joseph Stephans

16053 Hunters Way Dr.

Sent from my iPhone

Cassandra Harashe

Subject: zoning

From: Joe <

Date: May 9, 2018 at 3:39:43 PM CDT

To: <cityofficials@chesterfield.mo.us>, <PDSDirector@chesterfield.mo.us>, <tdecamp@chesterfield.mo.us>, <mohley@chesterfield.mo.us>

Subject: zoning

I ask that you do not allow a change in zoning from residential to planned commercial at the corner of Clarkson Rd. and Clarkson Woods Drive, the entrance to our subdivision, Clarkson Woods. In 2011 we were told that this would not happen and there would not be any more commercial development on Clarkson Rd between Kehrs Mill and Baxter Rd. This would be an traffic problem and an unsightly mess at our entrance. No other subdivision in our City has a commercial development at its entrance.

Thank you,
Joseph Stephans
16053 Hunters Way Dr.
Chesterfield, MO 63017
636-532-3067



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Cassandra Harashe

Subject: PLEASE, No more development between Kehrs Mill and Baxter Rd

From: <

Date: February 22, 2018 at 12:14:31 PM CST

To: <

Subject: PLEASE, No more development between Kehrs Mill and Baxter Rd

I stand with my Clarkson Woods neighbors in asking you to reject any residential to commercial zoning along Clarkson Road, specifically at the entrance to the Clarkson Woods South subdivision entrance.

Please oppose development of the Clarkson Woods & Clarkson Road corner:

- * Will atheistically compromise Clarkson Woods residential integrity.
- * Will increase traffic too close to a residential area.
- * Will increase accidents and pose a safety concerns to nearby residents.

I'm not sure how rezoning is possible when a 2011 decision blocked further development of this area for good reason. What has changed now?

Because the property is so small, too small to accommodate building and parking, an albatross structure will have to be built.

No other commercial building adjoins a residential subdivision in the surrounding area.

The property value surrounding the Clarkson Wilson center is already compromised. Homes near and backing to the shopping center are already devalued nearly 25% to other homes throughout Clarkson Woods.

Thank you for opposing this rezoning.

Kindest Regards, Dana Tippit

Dana Tippit, CRS, ABR, e-Pro

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Cassandra Harashe

Subject: Clarkson Woods rezone

From: Craig and Julie Vandenburg

Date: February 20, 2018 at 7:18:48 PM CST

To: <cityofficials@chesterfield.mo.us>

Subject: Clarkson Woods rezone

Hello,

Who do we need to speak to in order to further voice our opinion on the potential rezone to commercial at our entrance? We as a community do not want this for our neighborhood and want to know what we can do. Thank you. Look forward to hear from you.

2134 Woodlet Park Dr
Chesterfield, MO 63017

Julie Vandenburg