

Aimee Nassif

From: Connie Fults
Sent: Monday, February 22, 2016 11:59 AM
To: Aimee Nassif
Subject: FW: Proposed development on Parcel land #C148A

Follow Up Flag: Follow up
Flag Status: Completed

From: Pravin Khanna [pravinkhanna@charter.net]
Sent: Sunday, February 21, 2016 7:27 PM
To: Connie Fults
Subject: Proposed development on Parcel land #C148A

Dear Council Member,

I am a current resident of 'The Reserve at Chesterfield Crossing' and a resident of Chesterfield city for last 10 years. When we decided to migrate from Canada to Saint Louis, we chose Chesterfield city to be our home and place to raise our family. There were many reasons we chose this city but mainly were peaceful neighborhoods, safety, good school districts and many more.

We have learnt that on December 18th, 2015 Shelbourne Healthcare Development Group filed a Certificate of Need (CON #5278) to the Missouri Health Facilities Review Committee for approval of a senior living center to be located at 16580 Wild Horse Creek Road, near the corner of Baxter Road also known as land parcel C148A currently zoned C8.

The proposed senior living facility will include the following services to seniors:

- * 49,182 square foot assisted living facility with an underground parking garage
- * 60 bed memory care wing for Alzheimer's patients
- * 94 independent living units (apartments with balconies)
- * Twenty-four hour access to staff (Estimated 60 staff working three (3) shifts)

We and many more residents in our subdivision strongly believes that this kind of four story architectural design is in violation of current ordinance and it does not suit the current peaceful subdivision communities and this development should relocate to an alternate location.

We are concerned for our Safety and security of our families as this structure location can create more hazards for traffic and accidents. It may also put pressure on current emergency service response time. It will have a detrimental impact on our daily lives and surrounding communities including decline in our home values.

We would like to request the council members and city committee to review our concerns regarding the current proposal location and support our position for not allowing this development to be approved by city planning commission.

We are hoping you will consider our request and do the needful and are looking forward to hear back from you.

Please feel to contact us via email or phone.

Pravin Khanna & Neeta Khanna
314 620 9247 or 314 677 7339

Jonathan Raiche

From: Pravin Khanna <pravinkhanna@charter.net>
Sent: Friday, June 17, 2016 8:28 PM
To: Jonathan Raiche
Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

Hello Jonathan,

When our family moved from Canada to St Louis in 2006, Chesterfield was the only city of our choice as our new home due to the peaceful, thriving communities in the city. And since last 10 years, we loved staying here and it has proved to be the best place for raising our kids. We want this city and community to stay growing and promising like this for the future. This is the reason we are writing to you to show our **strong opposition for the rezoning application** submitted by Shelbourne for building ALC/Senior living and memory care units as proposed in the application.

There are many reasons we are concerned with this proposed development and some of the main concerns are the size of the building as proposed to be four storey tall, appearance of this project and 24/7 operations, and we believe that this kind of development doesn't belong in this quiet and peaceful neighborhood surrounded by churches and schools.

It will change the picture of the whole area, and will add more noise, light pollution along with the 24/7 operation of the business not to mention decline in home values surrounding the development.

It may also create additional traffic and noise chaos due to the 24/7 operations, deliveries of commercial and non commercial vehicles in and out of the center which may create a huge safety concern to the many surrounding schools and the children.

We hope you will consider our concerns along with the many city residents who are opposing this development before taking any decision for the rezoning application, and help to maintain the city of Chesterfield to be the safe, quiet, peaceful and best community for the future generations.

Thanks and Best regards,

Neeta and Pravin Khanna
300 Willow Weald Path,
Chesterfield,MO.

Aimee Nassif

From: Michael Herring
Sent: Monday, February 22, 2016 4:13 PM
To: Mike Geisel; Aimee Nassif
Subject: FW: Appeal on opposing proposed new development across Wild Horse and Baxter

Michael G. Herring, MPA
City Administrator
Chesterfield, Missouri

From: VIJAY MANDEM [mailto:vmandem@yahoo.com]
Sent: Monday, February 22, 2016 4:10 PM
To: cityofficials <cityofficials@chesterfield.mo.us>
Subject: Appeal on opposing proposed new development across Wild Horse and Baxter

Dear Mayor,

Let me introduce myself. I'm the citizen of Chesterfield, Missouri and lives with my wonderful wife and two wonderful daughters who are 8 years and 3 years old in a subdivision called 'Reserve at Chesterfield'.

The reason for this email is to oppose a new proposal on building 'Assisted Living' right next to our neighborhood across Wild Horse and Baxter road. We in the community are completely disappointed about this proposal of development and proposal for changing the zone from CA (Commercial) to Urban Core in order to pave the way for the new facility.

We moved to this subdivision back in the year 2012 from St. Charles because of the following reasons,

- 1) Good Location
- 2) Good Schools
- 3) Nice Communities and facilities around like JCC, YMCA etc.
- 4) Safety
- 5) Quality of life

Having learned about this new proposed construction, it will completely change the quality of our lives in the community for the following reasons,

- 1) Kids safety. Kids cannot play safely outside because people from outside will work at the facility who are not part of Chesterfield may pose a risk. People with criminal background can come and cause a risk.
- 2) Compromise on home security

- 3) Noise pollution from ambulances coming to the facility very frequently followed by fire trucks. This in fact was admitted by the builder during our residents meeting with the builder.
- 4) Increase in traffic
- 5) Since the structure is a four story building it affects the view of all the communities around here.

There are many other reasons that will definitely affect our day to day quality of life. We as a community sincerely oppose this construction and current zone conversion to Urban core.

We sincerely request your support on this matter and oppose this construction. Please let us know what we can do from our end to make this not to happen.

Thank You
Vijay Mandem
Ph:(636)-577-4731(Mobile)

Jonathan Raiche

From: VIJAY MANDEM <vmandem@yahoo.com>
Sent: Tuesday, June 21, 2016 10:30 PM
To: Jonathan Raiche
Subject: "Letter of opposition for PZ 05- 2016 Shelbourne"

Jonathan, I live at 319 Oak Stand Court, Chesterfield, MO,63005. Reason for this email is to express my opposition of rezoning and construction by Shelbourne builders. Please consider this email as opposition to this project.

Thank You
Sincerely
Vijay Mandem
Ph:(636)-577-4731(Mobile)

Aimee Nassif

From: Michael Herring
Sent: Tuesday, February 23, 2016 6:10 AM
To: Mike Geisel; Aimee Nassif
Subject: Fwd: Opposition to a senior living facility in Chesterfield

Michael G. Herring, MPA
City Administrator
City of Chesterfield

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

From: Osama Qubaiah <qubaiaho@yahoo.com>
Date: 02/22/2016 10:34 PM (GMT-06:00)
To: info <info@chesterfield.mo.us>
Subject: Opposition to a senior living facility in Chesterfield

Hi,
I'm writing this email so it can reach to Mayor Bob Nation. I don't know if such an email should be sent to this address, so if it shouldn't please let me know where to send it to.

I would like to express my total opposition to have a senior living facility built in Chesterfield, on the southeast corner of Baxter Rd and Wild Horse Creek. Such a project will negatively affect the all residential communities in the area. It will make it not safe for our children any more. It will create a lot of noise, mainly caused by service vehicles and ambulances. It will more than likely drive the value of the houses in the area down, which will eventually decrease tax revenue with its subsequent bad effects on the public schools system.

Thank you very much.

Sincerely,
Osama Qubaiah
364 Oak Stand Path
Chesterfield, MO 63005

Jonathan Raiche

From: Bob Nation
Sent: Sunday, February 28, 2016 8:40 PM
To: Biju Padmanabhan
Cc: Bridget Nations; G Elliot Grissom; Aimee Nassif; Mike Geisel
Subject: Re: Proposed Shelbourne senior assisted living facility in Chesterfield

Follow Up Flag: Flag for follow up
Flag Status: Completed

Biju,
Thank you for your input regarding the potential development by Shelbourne. As you may know, the city has yet to receive an application for this development. Additionally, the mayor has no vote unless there would be a tie vote at the council level. I notice that your subdivision is scheduled to have a homeowner's meeting in a few days. If our staff were invited, perhaps they could provide information regarding the zoning process that would be required.

Thanks again for your input. I have received a few other e-mails similar to yours and will respond likewise to them.

Sent from my iPhone

On Feb 28, 2016, at 8:08 PM, Biju Padmanabhan <biju689@gmail.com> wrote:

Dear Mr. Mayor,

I am writing to express my frustration and disappointment with the proposed plan by Shelbourne Healthcare Development Group to build a senior assisted living with memory care and independent living unit facility on the open lot to the north of the Reserve at Chesterfield, at the intersection of Baxter Rd and Wild Horse Creek Rd.

I am a resident of the Reserve, and my home is located on the street adjacent to the proposed site.

Prior to building our home at the Reserve, I did inquire about this site and future construction plans. At that time the builder mentioned that it will most likely be a commercial building and that it will not be visible from within the community. However, looking at the Shelbourne plan, I am not sure that is not true anymore.

I have two daughters, one a teenager, and the other is getting ready to go to Wild Horse elementary, a block away from the proposed site.

I am deeply concerned with the security and safety of the kids, privacy, and other challenges that come with having to live next to a senior living facility.

I request you to kindly take into account the frustration and common view of all residents of this community and reject the proposed project.

Thanks in advance for taking this into consideration.

Regards,

Biju Padmanabhan
365 Oak Stand Path
Chesterfield MO 63005

Jonathan Raiche

From: Biju Padmanabhan <biju689@gmail.com>
Sent: Thursday, June 16, 2016 4:37 PM
To: Jonathan Raiche
Cc: PreserveChesterfield@gmail.com
Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

Dear Mr Raiche,

I am writing to express my frustration and disappointment with the proposed plan by Shelbourne Healthcare Development Group to build a senior assisted living with memory care and independent living unit facility on the open lot to the north of the Reserve at Chesterfield, at the intersection of Baxter Rd and Wild Horse Creek Rd.

I am a resident of the Reserve, and my home is located on the street adjacent to the proposed site.

Prior to building our home at the Reserve, I did inquire about this site and future construction plans. At that time the builder mentioned that it will most likely be a commercial building and that it will not be visible from within the community. However, looking at the Shelbourne plan, I am not sure that is not true anymore.

I have two daughters, one a teenager, and the other getting ready to go to Wild Horse elementary, a block away from the proposed site.

I am deeply concerned with the security and safety of the kids, privacy, frequent noise due emergency services, and other challenges that come with having to live next to a senior living facility.

I request you to kindly take into account the frustration and common view of all residents of this community act accordingly on this matter.

Thanks in advance for your consideration.

Regards,

Biju Padmanabhan

Address:

365 Oak Stand Path
Chesterfield MO 63005

Aimee Nassif

From: Bob Nation
Sent: Sunday, February 28, 2016 8:32 PM
To: BHAT, SANJEEV M [AG/1000]
Cc: Connie Fults; Bruce DeGroot; Aimee Nassif; Mike Geisel
Subject: Re: Proposed Building at Baxter and Wildhorse Creek

Follow Up Flag: Flag for follow up
Flag Status: Completed

Sanjeev,

Thank you for your input regarding the potential development by Shelbourne. As you may know, the city has yet to receive an application for this development. Additionally, the mayor has no vote unless there would be a tie vote at the council level. I notice that your subdivision is scheduled to have a homeowner's meeting in a few days. If our staff were invited, perhaps they could provide information regarding the zoning process that would be required.

Thanks again for your input. I have received a few other e-mails similar to yours and will respond likewise to them.

Sent from my iPhone

> On Feb 22, 2016, at 9:00 PM, BHAT, SANJEEV M [AG/1000] <sanjeev.m.bhat@monsanto.com> wrote:

>

> Dear Bob,

>

> I am writing to you as a very concerned resident of Reserves at Chesterfield. Our HOA, without consulting the residents of our sub-division, has given approval to a very large building by Shelbourne Healthcare Development Group. This proposed facility will be in backyard of several homeowners on north side of the sub-division and we would be seeing it from our front door. The residents have just come to know about this agreement by our HOA and are rightfully very upset. We had no idea the dealings between HOA were ongoing since November!

>

> I would request guidance from you on how to bring this matter to Chesterfield City formally and have our voices heard.

>

> Best regards,

>

>

> Sanjeev Bhat

>

> Sent from my iPhone

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Jonathan Raiche

From: Sanjeev and Saroja Bhat <bhatsaroja3@gmail.com>
Sent: Sunday, June 19, 2016 8:09 AM
To: Jonathan Raiche
Cc: PreserveChesterfield@gmail.com
Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

Dear Mr Raiche,

We are writing to express our strong opposition to the proposed development at the corner of Baxter and Wildhorse Creek Road.

We believe this development is not fitting with the location and could cause a number of adverse issues for the residents and institutions surrounding it.

We believe a business such as a single story doctor's office complex that operates 9am to 5pm is more suited to this location and would find better acceptance. We believe the proposed development does not even fit Chesterfield's own vision of the masterplan!

Please do not approve this rezoning request.

Sincerely,

Sanjeev and Saroja Bhat
356 Oak Stand Path
Chesterfield, MO 63005

Aimee Nassif

From: Bob Nation
Sent: Thursday, March 03, 2016 1:56 AM
To: Edgar G
Cc: Bridget Nations; G Elliot Grissom; Connie Fults; Bruce DeGroot; Stephen C. Sachs; Aimee Nassif; Mike Geisel
Subject: Re: #CON 5278 - From Galicia Family

Dr. Galicia and Monica Mills,

Thank you for your input regarding the potential development by Shelbourne. As you may know, the city has yet to receive an application for this development. Additionally, the mayor has no vote unless there would be a tie vote at the council level. I notice that your subdivision is scheduled to have a homeowner's meeting tonight. If our staff were invited, perhaps they could provide information regarding the zoning process that would be required.

Thanks again for your input. I have received a few other e-mails similar to yours and have responded likewise to them.

Best Regards,

Bob Nation
Mayor - City of Chesterfield
314 249-8725

On Mar 3, 2016, at 12:25 AM, Edgar G <egalfer@gmail.com> wrote:

Dear Review Committee Members,

My wife and I live in the north side of the property at the Reserves of Chesterfield Village. We moved here with the information from Pulte stating the land behind our house was a property owned by Sachs and that there was going to be a city Museum built there. We also do have a wooded Reserved area within a few feet away from our house. Because this lot was close to a wooded lot, we had paid an extra amount than what the other lots were going for. We really enjoy the character of the subdivision, they must call it the "Reserves" for good reason because we surely have the beauty of nature in our backyard. There are several subdivisions, churches, and schools within eye distance of the area as well, all of which adds to the feel of a healthy neighborhood community.

We recently learned that Shelbourne Healthcare Development filed a (CON #5278) for approval to build an Assisted Living Facility, Independent Living Facility, and a Memory Care Unit. On line number 14 and 15 of the CON #5278, it specifically stated the neighbors were made of

aware of this project and was supporting it. They were going to forward letters of the support of this project. We were not made aware of this project. We just learned of this two weeks ago.

So what does it mean to have a Nursing home and Memory Care Unit that is vastly large such as the one that is being proposed in this area mean to Wildhorse Creek Road ? It means the surrounding neighborhoods would be exposed to sound pollution that we really do not feel is appropriate in this area. Please recall that when a 911 call is placed for an emergency, not only does ambulance arrive at the scene, there often times will be a police car and a firetruck as well. It is also important to note the acuity level of the population that will live in the area. These patients who will need interventions through the Memory Care Unit have high acuity levels. There will also be a population of patients who will have Psychiatric interventions as well. This added with other comorbidities (stroke, alzheimer, Parkinsons) will mean more emergencies, more calls to be placed in a 24 hour day 7 days per week. We have peaceful neighborhoods around us. WE have families who have young children who need their naps so they could be rested for their next day of school. There are two schools, daycare, and a church just a few feet away from where this building is to be built. What will it mean to them to have such the sound pollution several times a day? Not to mention the health concern for us all. There have been multiple studies that show infectious diseases tend to spread faster in establishments like nursing homes and hospice centers. The trash been will be located within just a few feet from where one of our residents live? The building will destroy the character of the "Reserves of Chesterfield Village" and other surrounding neighborhoods. Given the demographic aging population of the zip code 63017, we truly do believe there is a need for this type of facility and will support it, but will not support one in a peaceful neighborhood community here.

Cordially,

Dr. Edgar E. Galicia and Monica Mills FNP B.C.

Jonathan Raiche

From: Aimee Nassif
Sent: Tuesday, April 26, 2016 5:21 PM
To: Jonathan Raiche
Subject: Fwd: Signed Petitions opposing Project #4516 RS - SHDG Chesterfield LLC (Chesterfield Senior Care)
Attachments: Reserve_con_petitions.pdf; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

From: "Mike Geisel" <mgeisel@chesterfield.mo.us>
To: "Aimee Nassif" <anassif@chesterfield.mo.us>
Subject: **FW: Signed Petitions opposing Project #4516 RS - SHDG Chesterfield LLC (Chesterfield Senior Care)**

For the file.

From: Chesterfield Community [<mailto:preservechesterfield@gmail.com>]
Sent: Tuesday, April 26, 2016 2:30 PM
To: CONP@health.mo.gov
Cc: cityofficials@chesterfield.mo.us
Subject: Signed Petitions opposing Project #4516 RS - SHDG Chesterfield LLC (Chesterfield Senior Care)

VIA EMAIL - PDF OF PETITIONS ATTACHED

April 26th, 2016

Missouri Health Facilities Review Committee
Certificate of Need Program
3418 Knipp Drive, Suite F
Jefferson City, MO 65109

Re: Project# 4516 RS Chesterfield Senior Care

Dear Committee Members,

On behalf of the residents of The Reserve at Chesterfield Village subdivision, whose names and addresses appear on the attached petitions, we are writing to state our STRONG OPPOSITION to the Certificate of Need application ("CON") from SHDG Chesterfield, LLC ("Shelbourne Development") to build Assisted Living/Memory Care/Senior Living center located at 16580 Wild Horse Creek Road, near the Intersection of Wild Horse Creek Road and Baxter Road. Application #4516 includes change of owner, operator and site.

Please note that the petitions attached refer to Project #5278 RS that was filed by the same entity, SHDG Chesterfield, LLC. However, SHDG Chesterfield LLC, realizing the opposition and lack of need, has withdrawn that application. They are back at it again, acquiring a previously approved and unrelated CON at a different site, and asking it to be moved to 16580 Wild Horse Creek Road. While, SHDG Chesterfield LLC is trying to hide under procedural loop holes, it only makes our case stronger that this development has no place in our neighborhood. As you may have seen, it is our conclusion that Project #5278 and #4516 are functionally the same. As such, our opposition to #4516 is rooted in the same facts as #5278.

While Shelbourne provides a valuable service for assisted/senior living, this proposed development is not a good fit for our quiet, peaceful neighborhood, which primarily consists of single family homes, three neighboring schools, two churches, and a community center with recreation facilities. The design of the development likewise does not fit well into the 5 acre tract, as attested to by the need to construct a four-story structure to provide sufficient living space. It would be the only four-story structure along the eight mile expanse of Wild Horse Creek Road end-to-end.

Some of our concerns include:

- Safety and security:

- o We are concerned about the increased traffic and congestion resulting from delivery vehicles, guests, residents, and staff entering and leaving the facility. The proposed facility lies directly on the path along Baxter Road between our subdivision and elementary schools that our children attend and the JCC recreational services (outdoor and indoor swimming pools, basketball courts, exercise gym) which we utilize. When the weather warms residents and their children walk, jog, and bicycle along Baxter Road. The intersection of Baxter and Wild Horse Creek Roads is already busy. The additional congestion from cars and trucks accessing the proposed facility poses an even greater safety risk. Considering its 24/7 operation, that risk extends into the evenings and weekends as well.

- o The proposed facility will have visits from ambulances and other emergency vehicles, and we are concerned that high speed emergency response vehicles pose an accident threat to our neighborhood and residents, particularly children.

- o We are concerned with the increased potential for trespassing in our neighborhood. The proposed facility includes 94 independent living suites for ambulatory seniors. Because the facility itself will occupy much of the available land there will be little green space for seniors and their families to go out for a stroll or walk for exercise. The only available sidewalk without needing to cross the busy Baxter/Wild Horse Creek intersection takes walkers up along Baxter Road into our subdivision (see attached map). Although we welcome visitors, the potential for increased trespassing must also be acknowledged.

- Medical Waste: The proposed facility will care for dementia/Alzheimer patients as well as assist seniors with their medications. Such activities lead to medical waste which must be handled and disposed of with caution. No matter best intentions and practices, accidents happen, which could become a health hazard to the residents within the immediate area.

- Noise (Fire, Ambulance, Delivery Vehicles) and Aesthetics: There is no question that the

proposed facility will generate noise to adjoining houses: emptying trash dumpsters, delivery trucks, sirens. Likewise, although Shelbourne agreed to provide the subdivision with monies to plant trees to reduce the visual pollution, we still believe that the property value of our homes will be negatively impacted by the construction of the facility.

The Reserve at Chesterfield Village subdivision consists of 111 homes. As evidenced by the attached petitions, owners of 75 homes oppose this proposed development.

We request that the MHFRC DENY SHDG Chesterfield LLC's CON changes (Project# 4516 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road.

Regards,

Residents of Reserve at Chesterfield Village

Ramana Madupalli, Sathish Makkapati, Srinivas Yanamanamanda, Kishen Surapaneni, Pravin Khanna, and all 70 other residents who signed this petition

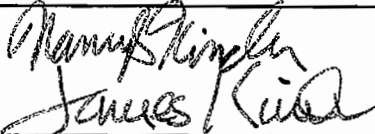

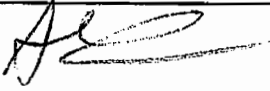
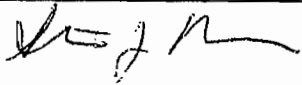
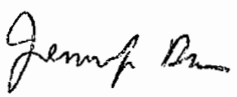
PETITION to the Missouri Health Facilities Review Committee
(MHFRC)

Project# 5278 RS – Shelbourne Senior Living

We, the citizens of Chesterfield, Missouri, sincerely submit to the Missouri Health Facilities Review Committee (MHFRC) that we **OPPOSE** the Certificate of Need application ("CON") from SHDG Chesterfield, LLC ("Shelbourne Development") to build Assisted Living/Memory Care/Senior Living Center at 16580 Wild Horse Creek Road, near the Intersection of Wild Horse Creek Road and Baxter Road.

One of the many reasons is that our neighborhood kids go to Wild Horse Elementary, Ascension School and child care facility located within Jewish Community Center. Kids' safety is a great concern to us as the proposed project location is right across from all these schools. This project will also cause a great deal of disturbance to our kid's learning abilities as the noise generated by frequent emergency services may have a negative impact on their academics. No matter how best the medical waste is disposed, it could very well become a health hazard to the residents with in the immediate area. Overall, this project does not seem to be a good fit in our peaceful neighborhood, which is primarily single family homes, schools, churches etc.

We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

Name	Address	Signature
JAMES KINDER NANCY KINDER	406 DAK STAND PATH	
IREN KALATHIL BINDU KALATHIL	468 Maple Rise path	
ANDY CHENIT	489 Maple Rise path	
Steven Richards	412 Maple Rise Path	
Jennifer Brin Robert Brin	421 Maple Rise path	

PETITION to the Missouri Health Facilities Review Committee

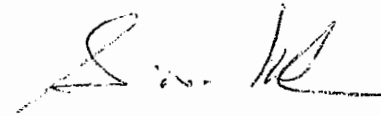
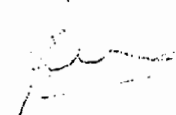
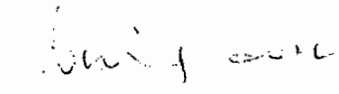
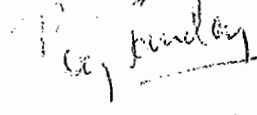
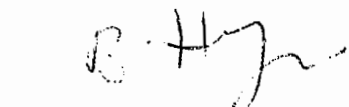
(MHFRC)

Project# 5278 RS – Shelbourne Senior Living

We, the citizens of Chesterfield, Missouri, sincerely submit to the Missouri Health Facilities Review Committee (MHFRC) that we **OPPOSE** the Certificate of Need application ("CON") from SHDG Chesterfield, LLC ("Shelbourne Development") to build Assisted Living/Memory Care/Senior Living Center at 16580 Wild Horse Creek Road, near the Intersection of Wild Horse Creek Road and Baxter Road.

One of the many reasons is that our neighborhood kids go to Wild Horse Elementary, Ascension School and child care facility located within Jewish Community Center. Kids' safety is a great concern to us as the proposed project location is right across from all these schools. This project will also cause a great deal of disturbance to our kid's learning abilities as the noise generated by frequent emergency services may have a negative impact on their academics. No matter how best the medical waste is disposed, it could very well become a health hazard to the residents with in the immediate area. Overall, this project does not seem to be a good fit in our peaceful neighborhood, which is primarily single family homes, schools, churches etc.

We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

Name	Address	Signature
Kishen Surapaneni	345 Oak Stand Path Chesterfield MO 63005	
Sharad Pandey	381 Oak Stand Path Chesterfield, Mo, 63005	
Biju Padmanabhan	365 Oak Stand Path Chesterfield MO 63005	
Ray Pandey	357 Oak Stand Path Chesterfield, 63005	
HIMAJA BONHU	339 Oak Stand Path Chesterfield 63005	

PETITION to the Missouri Health Facilities Review Committee

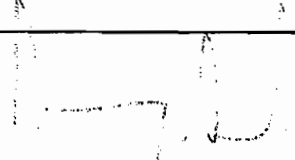
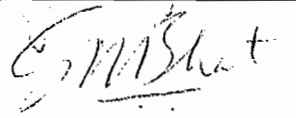
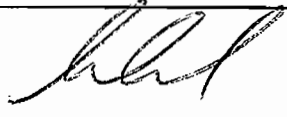
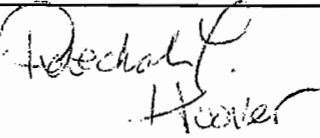

(MHFRC)

Project# 5278 RS – Shelbourne Senior Living

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We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

Name	Address	Signature
Jeremy Sander	353 Oak Stand Path Chesterfield, MO 63005	
SANJEEV BHATT	336 Oak Stand Path Chesterfield, MO 63005	
Osama Guberiala	364 Oak Stand Path Chesterfield, MO 63005	
REBEKAH L. HOOVER	432 WILLOW WEALED PATH CHESTERFIELD MO 63005	
Tim & Barbara ULMASOV	440 Willow Weald Path Chesterfield, MO 63005	

PETITION to the Missouri Health Facilities Review Committee

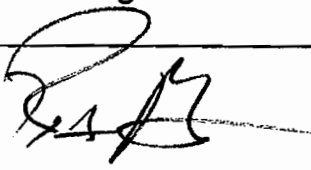
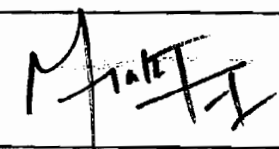
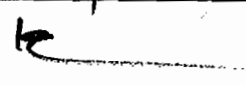


(MHFRC)

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Name	Address	Signature
RYAN MIANO	322 Willow Weald Path Chesterfield, MO 63005	
Sathish Maklapati	327 Oak Stand CT Chesterfield, MO 63005	
KRIS SINGH	328 Willow Weald Path Chesterfield MO 63005	
Eric Hottle	316 Willow Weald Path Chesterfield, MO 63005	
PAT McALEENAN	378 WILLOW WEALD PATH CHESTERFIELD, MO 63005	


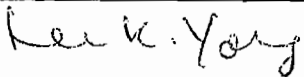
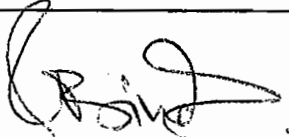
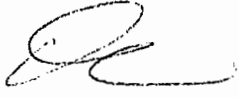
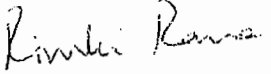
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Name	Address	Signature
Sathish Makkapati Chandana Polneni	327 Oak stand CT	
Lee K. Yong Seow Voon Yew	335 oak stand Ct	
Raj Bindra Sheena Bindra	351 Oak stand Ct.	
Doug Berry Dawn Berry	333 Oak Stand Ct	
Rimbi Rama Sameer Rama	343 Oak Stand Ct	

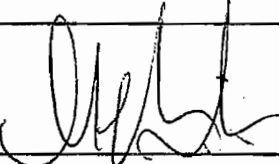
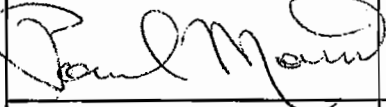

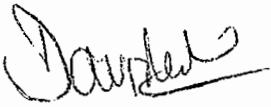
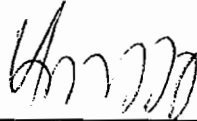

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Name	Address	Signature
Melissa Mason	452 Maple Rise Path Chesterfield MO 63005	
	442 Maple Rise 63005 Path	
DAVID CHEN	425 MAPLE RISE PATH	
ANWAR YUSUF	444 MAPLE RISE PATH	
Karthik Rajee	407 OAK STAND PATH	


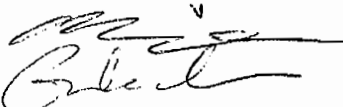
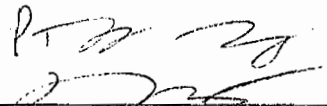

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Name	Address	Signature
Roger Chiu	388 Oak Stand Path Chesterfield, MO 63005	
Ben Shi Guilan Chen	370 Willow Weald path	
Ping Wang Fenglong Liu	331 Oak Stand Path	
Bei Zhang Yue Jin Li	340 Willow Weald Path	Bei Zhang Yue Jin Li
Shirley Xiaoli Guo kun Zhang	455 oak stand Path	

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(MHFRC)

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Name	Address	Signature
Ziyi Chen Li Yin	342 Oak Stand Ct.	Ziyi Chen Li Yin
Bill Li Christine Yi	462 Oak stand path	Bill Li Christine Yi
Hang Li David Richards	401 willow weald path	Hang Li David Richards
Alan Wang Fei Wang	463 Oak stand Path	Alan Wang Fei Wang
Xudong Ye Jianrong Yang	418 Maple Rise Path	Xudong Ye Jianrong Yang

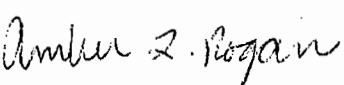
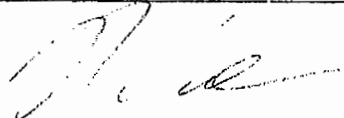
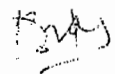
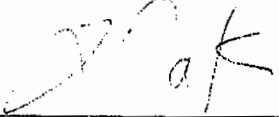

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Name	Address	Signature
Ambar Rogan	323 Willow Weald Path	
RAFAEL REZENDE	341 WILLOW WEALD PATH	
Srinivas Darda	349 WILLOW WEALD PATH	
Janaa Cak	355 Willow Weald Path	
Ravi Bhogakji	361 Willow Weald Path	

2. Mahalakshmi


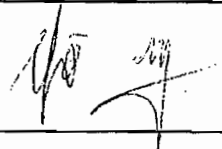
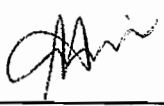
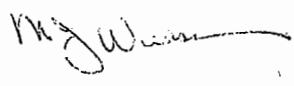
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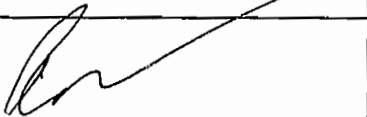
Name	Address	Signature
Kamal Jangirani Uma Jangirani	326 OAK STAND CT Chesterfield, mo 63005	
Vijay Mandem Bharani Mandem	329 Oak Stand Court Chesterfield, MO 63005	Bharani
Batsikh Tsandkhan Munkhsukh Darjpuwaa	312 Oak stand ct chesterfield MO 63005	
Manik Armin Armit Armin	310 oak stand ct Chesterfield MO 63005	
Mike Weissman Marilyn Weissman	334 OAK STAND CT. Chesterfield, mo 63005	

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Name	Address	Signature
Ramana Madupalli	311 Oak Stand Ct 63005	
Ram Kumarti	398 Oak Stand Path 63005	
BRENT SLATTEN Brent Slatten	380 Oak Stand Path	
Tony Caracelo	394 OAK STAND Path 63005	
Rob Fuscner	391 oak Stand Path	

PETITION to the Missouri Health Facilities Review Committee

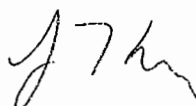

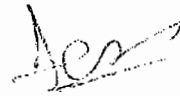
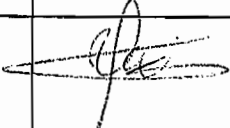

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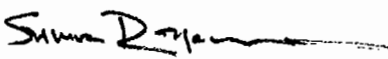
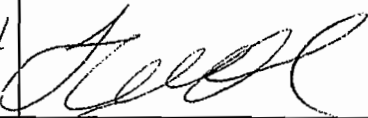

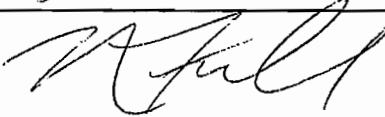
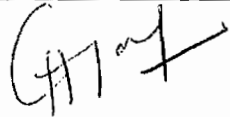
Name	Address	Signature
Jill Thurman Jim Thurman	430 Oak Stand Path	
Pravin Khanna Neeta Khanna	300 Willow Weald Path	
Dhiren Desai Parul Desai	539 539 OAK STAND PATH	
Hernando de Castro Maribel Troceni	443 Maple Rise Path	
Nelson E. Kimmel	466 Maple Rise Path	

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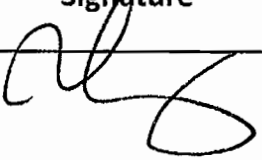
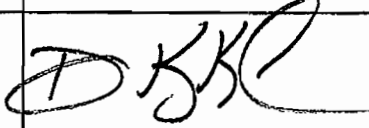
Name	Address	Signature
SRINIVAS & SRILALITHA YANAMANAMANDA	454 Oak Street Path CHESTERFIELD, MO 63005	
LINDA Gardner Jimmy Mason	434 Maple Rise Path	
JAMES & DEANNA HOLMAN	445 MAPLE RISE PATH	
NOAH and TINA KRUSELL	437 Maple Rise Path	
Praveen Chinta for Niveditha Chinta	453 Maple Rise path	

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Monica Mills	308 willow weald PATH	
DAN & KRISTA KREKELER	418 willow weald PATH	
VAMSI PALANATI NEELIMA ARUMALLA	378 WILLOW WEALD PATH	N. Neelima

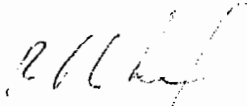
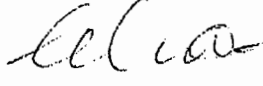
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Project# 5278 RS – Shelbourne Senior Living

We, the citizens of Chesterfield, Missouri, sincerely submit to the Missouri Health Facilities Review Committee (MHFRC) that we **OPPOSE** the Certificate of Need application ("CON") from SHDG Chesterfield, LLC ("Shelbourne Development") to build Assisted Living/Memory Care/Senior Living Center at 16580 Wild Horse Creek Road, near the Intersection of Wild Horse Creek Road and Baxter Road.

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Name	Address	Signature
Nicholas	428 Maple Rose Path Chesterfield	
LIAGAR AHMED	479 Oak Strand Path Chesterfield	

PETITION to the Missouri Health Facilities Review Committee



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Name	Address	Signature
A-U BANIMORE	325 OAK STAND PATH CHESTERFIELD MO 63005	
SHANKAR MAHESH MANAKAL	338 OAK STAND PATH CHESTERFIELD MO 63005-1368	

PETITION to the Missouri Health Facilities Review Committee

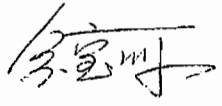
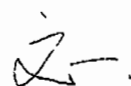
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Name	Address	Signature
Baoli Jin	404 Maple Rise Path. Chesterfield	
Yi Wen	404 Maple Rise Path Chesterfield	

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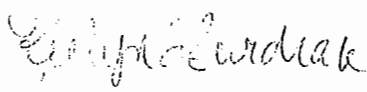
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Name	Address	Signature
Dan & Keelyn Swidrak	371 Willow Weald Path	

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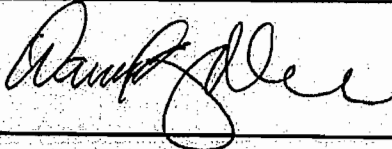
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Name	Address	Signature
DAVID WILSON	411 MAPLE RISE PATH CHESTERFIELD, MO 63005	

PETITION to the Missouri Health Facilities Review Committee

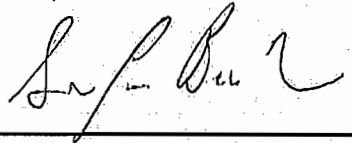
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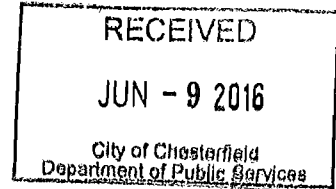
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Name	Address	Signature
Susan Burch	410 MAPLE KISL PATH CHESTERFIELD MO 63005	

June 9th, 2016



Mr. Jonathan D. Raiche, AICP
Senior Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017

Re: P.Z. 05-2016 Wildhorse Baxter Center, C 148B (Shelbourne Senior Living)
Rezoning

Dear Mr. Raiche,

On behalf of the residents of The Reserve at Chesterfield Village subdivision, whose names and addresses appear on the attached petitions, we are writing to state our **STRONG OPPOSITION** to the rezoning application referenced above from SHDG Chesterfield, LLC or any other entities as applicable ("Shelbourne Development") to build Assisted Living/Memory Care/Senior Living center located at 16580 Wild Horse Creek Road, near the Intersection of Wild Horse Creek Road and Baxter Road.

Please note that the petitions attached refer to Project #5278 RS that was filed by the same entity, SHDG Chesterfield, LLC for their Certificate of Need (CON application). However, SHDG Chesterfield LLC, realizing the opposition and lack of need, has withdrawn that application. Since then, they have acquired a previously approved and unrelated CON at a different site, and moved to 16580 Wild Horse Creek Road. While, SHDG Chesterfield LLC is trying to hide under procedural loop holes, it only makes our case stronger that this development has no place in our neighborhood. It is our conclusion that Project #5278 and P.Z. 05-2016 are functionally the same. As such, our opposition to P.Z. 05-2016 is rooted in the same facts as CON#5278.

While Shelbourne provides a valuable service for assisted/senior living, this proposed development is not a good fit for our quiet, peaceful neighborhood, which primarily consists of single family homes, three neighboring schools, two churches, and a community center with recreation facilities. The design of the development likewise does not fit well into the 5-acre tract, as attested to by the need to construct a multi-story structure to provide sufficient living space. It would be the only structure taller than 2-story along the eight-mile expanse of Wild Horse Creek Road end-to-end.

Some of our concerns include:

24/7 Operation: This would be a 24/7 operation with several vehicles, commercial trucks, and ambulances arriving and leaving all the time. This kind of operation dramatically alters our lives and has no place in a predominantly single-family neighborhood. We are proud to be residents of Chesterfield and the healthy lifestyle provided by our neighborhood; and this rezoning application fundamentally alters that.

Safety and security: We are concerned about the increased traffic and congestion resulting from delivery vehicles, guests, residents, and staff entering and leaving the facility. The proposed facility lies directly on the path along Baxter Road between our

subdivision and elementary schools that our children attend and the JCC recreational services (outdoor and indoor swimming pools, basketball courts, exercise gym) which we utilize. When the weather warms residents and their children walk, jog, and bicycle along Baxter Road. The intersection of Baxter and Wild Horse Creek Roads is already busy. The additional congestion from cars and trucks accessing the proposed facility poses an even greater safety risk. Considering its 24/7 operation, that risk extends into the evenings and weekends as well.

- The proposed facility will have visits from ambulances and other emergency vehicles, and we are concerned that high speed emergency response vehicles pose an accident threat to our neighborhood and residents, particularly children.
- We are concerned with the increased potential for trespassing in our neighborhood. The proposed facility includes more than 90 independent living suites for ambulatory seniors. Because the facility itself will occupy much of the available land there will be little green space for seniors and their families to go out for a stroll or walk for exercise. The only available sidewalk without needing to cross the busy Baxter/Wild Horse Creek intersection takes walkers up along Baxter Road into our subdivision. Although we welcome visitors, the potential for increased trespassing must also be acknowledged.

Medical Waste: The proposed facility will care for dementia/Alzheimer patients as well as assist seniors with their medications. Such activities lead to medical waste which must be handled and disposed of with caution. No matter best intentions and practices, accidents happen, which could become a health hazard to the residents within the immediate area.

Noise (Fire, Ambulance, Delivery Vehicles): There is no question that the proposed facility will generate noise to adjoining houses: emptying trash dumpsters, delivery trucks, sirens. Likewise, although Shelbourne agreed to provide the subdivision with monies to plant trees to reduce the visual pollution, we still believe that the property value of our homes will be negatively impacted by the construction of the facility.

The Reserve at Chesterfield Village subdivision consists of **111** homes. As evidenced by the attached petitions, **owners of 75 homes oppose this proposed development.** It should be acknowledged that there are multiple other residents within our own subdivision and other subdivisions that are opposed to this rezoning application.

We request that the City of Chesterfield DENY this rezoning request.

Regards,
Residents of Reserve at Chesterfield Village
Ramana Madupalli, Sathish Makkapati, and all 73 other residents who signed this petition

PETITION to the Missouri Health Facilities Review Committee

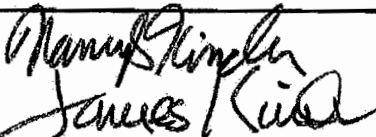
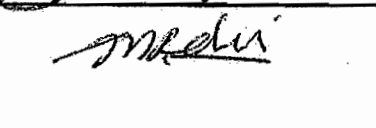
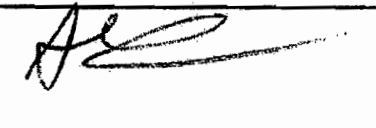
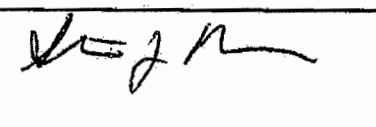
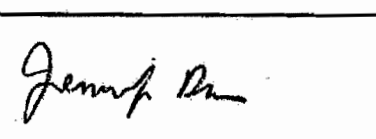
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JAMES KINDER NANCY KINDER	406 DAK STAND PATH	 James Kinder
SIREN KALATHIL BINDU KALATHIL	466, maple Rise path	
ANDY CHENIT	489 maple Rise path	
Steven Richards	412 Maple Rise Path	
Jennifer Brin Robert Brin	421 Maple Rise path	

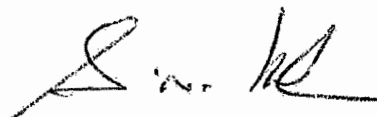

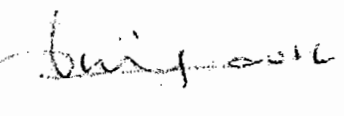

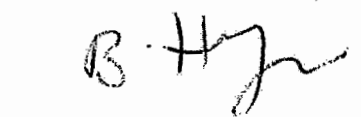
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Name	Address	Signature
Keshen Surapaneni	345 Oak Stand Path Chesterfield MO 63005	
Sharad Pandey	381 Oak Stand Path Chesterfield, Mo, 63005	
Biju Padmanabhan	365 Oak Stand Path Chesterfield MO 63005	
Raj Pandey	357 Oak Stand Path Chesterfield, 63005	
HIMAJA BONITHU	339 oak. stand path chesterfield 63005	


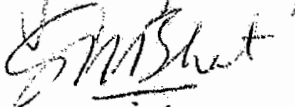
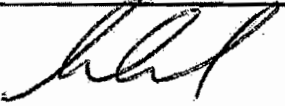
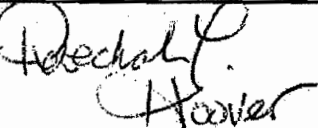

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Jeremy Sander	353 Oak Stand Path Chesterfield, MO 63005	
SANJEEV BHATT	356 Oak Stand Path Chesterfield, MO 63005	
Osama Guberiali	364 Oak Stand Path Chesterfield, MO 63005	
REBECKAH L. HOOVER	432 WILLOW WEALD PATH CHESTERFIELD MO 63005	
Tim & Barbara ULMASOV	440 Willow Weald Path Chesterfield, MO 63005	

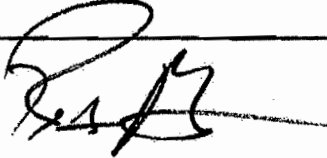
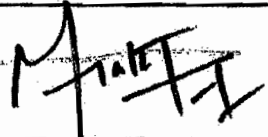


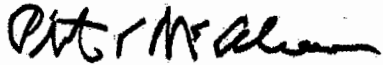
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RYAN MIANO	322 Willow Weald Path Chesterfield, MO 63005	
Sathish Maklapati	327 Oak Stand CT Chesterfield, MO 63005	
KRIS SINGH	328 Willow Weald Path Chesterfield MO 63005	
Eric Hlutka	316 Willow Weald Path Chesterfield, MO 63005	
PAT McALEENAN	378 WILLOW WEALE PATH CHESTERFIELD, MO 63005	


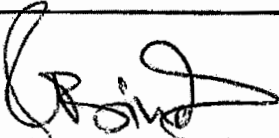
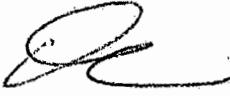
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Sathish Makkapati Chandana Polneni	327 Oak stand CT	
Lee K. Yong Seow Voon Yew	335 oak stand Ct	Lee K. Yong
Raj Bindra Sheena Bindra	351 Oak stand ct.	
Doug Benny Dawn Benny	350 Oak Stand Ct	
Rimki Rana Sameer Rana	343 Oak Stand Ct	Rimki Rana

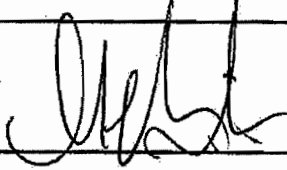

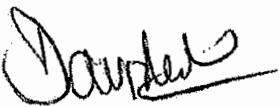
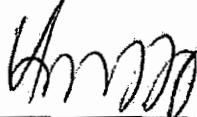

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Melissa Mason	452 Maple Rise Path Chesterfield MO 63005	
Paul Mann	442 Maple Rise 63005 Path	
DAVID CHEN	425 MAPLE RISE PATH	
ANWAR YUSUF	444 MAPLE RISE PATH	
Karthik Eyer	407 OAK STAND PATH	

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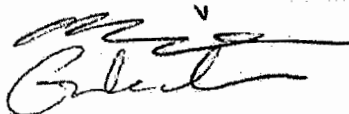
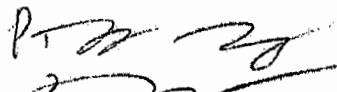

(MHFRC)

Project# 5278 RS – Shelbourne Senior Living

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We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

Name	Address	Signature
Roger Chiu	388 Oak Stand Path Chesterfield, MO 63005	
Ben Shui Guilan Chen	370 Willow Weald path	
Ping Wang Fenglong Liu	331 Oak Stand Path	
Bei Zhang Yue Jin Li	340 Willow Weald Path	Bei Zhang Yue Jin Li
Shirley Xiaoli Guo kun Zhang	455 oak stand Path	

PETITION to the Missouri Health Facilities Review Committee

(MHFRC)

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Name	Address	Signature
Ziyi Chen Li Yin	342 Oak Stand Ct.	Ziyi Chen Li Yin
Bill Li Christine Yi	462 Oak stand path	Bill Li Christine Yi
Hang Li David Richards	401 Willow Weald Path	Hang Li David Richards
Alan Wang Fei Wang	463 Oak stand Path	Alan Wang Fei Wang
Xudong Ye Jiantang Yang	418 Maple Rise Path	Xudong Ye Jiantang Yang

PETITION to the Missouri Health Facilities Review Committee

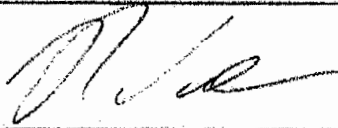
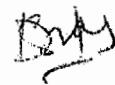

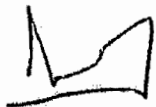
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Name	Address	Signature
Amber Rogan	323 Willow Weald Path	Amber A. Rogan
RAFAEL REZENDE	341 WILLOW WEALD PATH	
Srinivas Dodda	349 WILLOW WEALD PATH	
Taura Oak	355 Willow Weald Path	
Ravi Bhogaxji	361 Willow Weald Path	

2 Mahalatchini

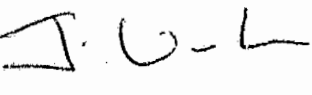

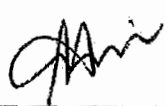
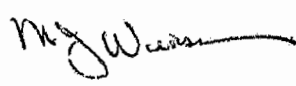
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Name	Address	Signature
Karan Jaguramudi Uma Jaguramudi	326 OAK STAND CT Chesterfield, MO 63005	
Vijay Mandem Kharvani Mandem	319 Oak Stand Court Chesterfield, MO 63005	Kharvani
Batsukh Tsendkhuu Munkhsukh Darjpuwan	318 Oak stand ct chesterfield MO 63005	
Manik Amin Armit Amin	310 oak stand ct Chesterfield MO 63005	
Mike Weissman Marilyn Weissman	334 OAK STAND CT. Chesterfield, MO 63005	

PETITION to the Missouri Health Facilities Review Committee





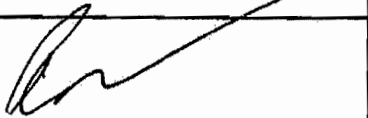
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Name	Address	Signature
Ramana Madupalli	311 Oak Stand Ct 63005	
Ram Kumpati	398 Oak Stand Path 63005	
BRENT SLATTEN Brent Slatten	380 Oak Stand Path	
Tony Caracelo	394 OAK STAND 63005	
Rob Fusener	391 Oak Stand Path	

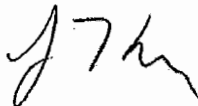


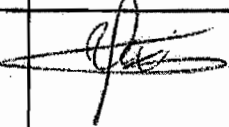

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Name	Address	Signature
Jill Thurman Jim Thurman	430 Oak Stand Path	
Pravin Khanna Neeta Khanna	300 Willow Weald Path	
Dhiren Desai Parul Desai	45 539 OAK STAND PATH	
Hernando de Castro Maribel Troconis	443 Maple Rise Path	
Nelson E. Kimmell	466 Maple Rise Path	

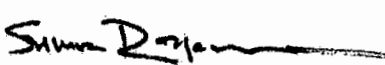
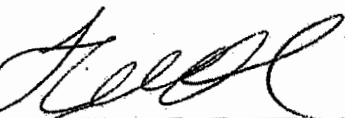
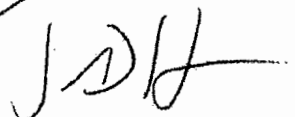
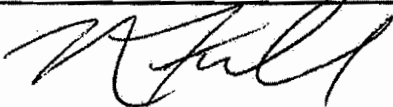
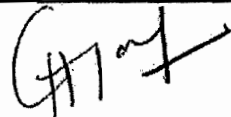
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Name	Address	Signature
SRINIVASA SRILALITHA YANAMANAMANDA	454 Oak Street Path CHESTERFIELD, MO 63005	
LINDA Gaddard Jimmy Mason	434 Maple Rise Path	
JAMES & DEANA HOLMAN	445 MAPLE RISE PATH	
NOAH and TINA FROSELL	437 Maple Rise Path	
Praveen Chintu Niveditha Chintu	453 Maple Rise path	

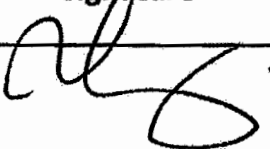
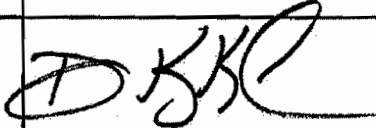
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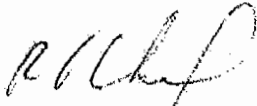

Name	Address	Signature
Donica Mills	308 willow weald PATH	
DAN & KRISTA KREKELER	418 willow weald Path	
VAMSI PALANATI NEELIMA ARUNALA	378 WILLOW WEALD PATH	N. Neelima

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Name	Address	Signature
Nicholas	428 Maple Rose Path Chesterfield	
LIAGAR AHMED	479 Oak Stound Path Chesterfield.	

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Name	Address	Signature
A-10 BANIMORE	325 OAK STAND PATH CHESTERFIELD MO 63005	
SHANKAR MAHESH MANAKKAL	338 OAK STAND PATH CHESTERFIELD MO 63005-1368	

PETITION to the Missouri Health Facilities Review Committee

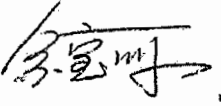
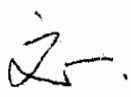
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Name	Address	Signature
Baoli Jin	404 Maple Rise Path. Chesterfield.	
Yi Wen	404 Maple Rise Path Chesterfield.	

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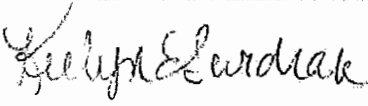
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Name	Address	Signature
Dan & Keelyn Swidrak	371 Willows Weald Path	


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Name	Address	Signature
David Wilson	411 Maple Ridge Court Chesterfield, MO 63005	


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Name	Address	Signature
Susan Burch	410 MADISON GLEN PATH SPRINGFIELD MO 65908	

Jonathan Raiche

From: ping wang <pingwang72@hotmail.com>
Sent: Wednesday, June 08, 2016 10:13 PM
To: Jonathan Raiche
Cc: PreserveChesterfield@gmail.com; Fenglong Liu
Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

Dear Mr. Raiche,

We are current residents of The Reserve at Chesterfield Crossing located in the city of Chesterfield. This quiet neighborhood has provided us with excellent schools and a safe environment to raise a family; however, we recently learned that Shelbourne Healthcare Development Group has just filed a rezone requesting for approval to build a monstrous 4-story facility with 51 ALF beds for memory care and assisted living plus 94 independent living units on a small 5.2-acre site at [16580 Wild Horse Creek Road, Chesterfield, MO](#).

We and many other residents in the nearby communities are concerned for the safety and security of our families as the proposed facility will create more hazards for traffic accidents, cause medical waste disposal problems, impose pressure on emergency response services as well as introduce light and noise pollution to the neighborhood composed of almost exclusively low-profile (2-story and lower) single family houses, schools, churches and community centers.

We strongly believe that the 24/7 nature of operations for this type of business is not compatible with the current peaceful residential settings and the development should be recommended to an alternate location. We sincerely request the committee to review our concerns regarding the current proposal and support our position by rejecting Shelbourne's project.

Thank you for your time and please feel free to contact us via email or phone.

Best Regards,

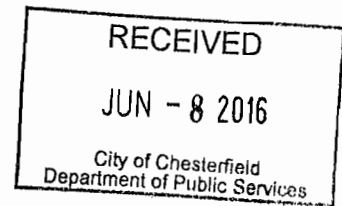
Fenglong Liu & Ping Wang

[331 Oak Stand Path](#)

[Chesterfield, MO 63005](#)

636-778-1328

Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning



Hi,

We are residents at the Reserve in Chesterfield, on the corner of Wild Horse Creek Rd and Baxter Rd. I'm writing to you regarding the proposed building of Assisted Living plus Memory Care plus Senior Living center located at 16580 Wild Horse Creek Road, at the intersection of Wild Horse Creek Rd and Baxter Rd (Opposite to Ascension School and Jewish Community Center). My understanding is that your Board will be discussing a CON application submitted by the developer in March 2016. I wanted to voice my absolute and complete objection to building such a project next to our neighborhood. Of note, the current zoning ordinance on the proposed site DOES NOT allow an assisted living facility.

While Shelbourne (developer) provides a valuable service for assisted/senior living, this proposed development does not seem to be a good fit in our peaceful neighborhood, which has primarily single family homes, schools, churches etc.

The proposed project will have the following negative effects on our community.

- Safety and security concerns:
 - Our neighborhood kids go to Wild Horse Elementary, Ascension school and child care facility located within Jewish Community Center. Kid's safety is a great concern as the proposed project location is right across from all these schools. The proposed project will cause a great deal of disturbance to our kid's learning abilities because of the noise generated by frequent ambulance and fire engine, negatively impacting their academic achievement
 - Emergency vehicles need to travel at high speeds to assist the new facility posing a threat to the kids and others in the neighborhood
 - Decreased privacy to the adjacent families. Also, with a 24 hour facility right next to the neighborhood, there is a potential threat of trespassing and increased crime rate
 - Increased traffic and accidents

- Medical Waste handling challenges. No matter how best the medical waste is disposed of; it will become a health hazard to the residents within the immediate area. Moreover the proposed project also causes the surrounding areas to be less desirable to live in

- Such a project will lead to a decline in home values in the area
- Noise Pollution (Fire, Ambulance, Delivery Vehicles)
 - There are multiple schools and neighborhoods close by that will be impacted by the noise from increased frequency of emergency vehicles travelling through the neighborhood
- This project will lead to a decrease in public services response time (Fire and Ambulance)
- Construction Pollution, which is proposed to be up to two (2) years

I urge you to please deny granting a CON certificate to this developer for this project for the above reasons.

Thank you very much for your help to keep Chesterfield beautiful.

Sincerely,

Osama Qubaiah and Dima Sawalha

364 Oak Stand Path

Chesterfield, MO 63005

Cell 314 422 1448

Jonathan Raiche

From: Yi Wen <yi.wen.08.08.2008@gmail.com>
Sent: Thursday, June 09, 2016 12:51 AM
To: Jonathan Raiche; PreserveChesterfield@gmail.com
Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

This is to issue my statement of opposition of the indicated project. Because I am out of the country, I am unable to participate in the hearing. I would like to thank all the representatives working on my behalf.

Yi Wen & Baoli Jin
404 Maple Rise Path
Chesterfield, MO 63005

Jonathan Raiche

From: Li, Hang <hang.li@citi.com>
Sent: Friday, June 10, 2016 2:17 PM
To: Jonathan Raiche
Cc: 'PreserveChesterfield@gmail.com'
Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

Importance: High

Dear Mr. Raiche,

My wife and I, together with our two young children (ages 4 and 7), live in the Reserve at Chesterfield located in the city of Chesterfield, MO. We are truly grateful for this quiet neighborhood with its excellent schools and overall safety.

We have recently been informed that Shelbourne Healthcare Development Group filed a rezoning request for approval to build a senior center with over 150 beds to house independent living units and "memory care" units. As a medical physician who takes care of patients in similar environments, I am opposed to having such a facility located in the middle of a residential area. The area that is being proposed for this project has nearby daycare facilities, elementary schools, and a community center located directly across the street (JCC of Chesterfield). Despite any promises made regarding proper and timely disposal, these facilities produce large amounts of medical waste that pose a risk to our children. In addition, the residents at these facilities have multiple, chronic severe medical problems that will result in frequent emergency 911 calls for transport to the ER. This will create a disturbance in terms of both traffic congestion and noise.

My wife and I feel very strongly that this facility does not belong in our neighborhood. We would like to request your favorable consideration to reject the application by Shelbourne.

Thank you for having the best interest of the Chesterfield residents in mind in advance.

David Richards and Hang Li

401 Willow Weald Path
Chesterfield, MO 63005

Jonathan Raiche

From: MJW <mjw2@charter.net>
Sent: Friday, June 10, 2016 4:59 PM
To: Jonathan Raiche
Cc: preservechesterfield@gmail.com
Subject: Letter of Opposition - PZ 05-2016Shelbourne Rezoning

Dear Mr. Raiche:

I am writing to let you know that my family and I are strongly opposed to the Shelbourne project and the rezoning. My opposition is for the following reasons:

1. We live in a residential neighborhood with lots of young families with small children. We certainly do not need a senior living/memory care/assisted living facility as a neighbor. This facility does not blend in with the neighborhood. We are in an area that has churches, pre-schools, an elementary school, and the JCCA. Shelbourne's proposal will disrupt the family environment of our neighborhood with a 24 hour a day facility. There will be noise from ambulances, increased traffic on a two lane road, medical waste, and the possibility of a patient getting out of the facility and roaming our neighborhood and streets.
2. The majority of the residents in our subdivision, as well as the neighboring subdivisions, do not want this project. There is already a similar type facility going in just a mile or so down the road on Chesterfield Parkway and an existing facility on Clarkson Rd. near Baxter Rd. There are also several other senior care facilities along Highway 64 as well as Highway 141. Enough is enough.

I hope you will seriously consider the wishes of the majority of the residents in the area and do not allow this project to go thru. Thank you for your consideration.

Mike Weissman
334 Oak Stand Ct.
Chesterfield, MO 63005

Jonathan Raiche

From: Chen Liu <phym2@hotmail.com>
Sent: Friday, June 10, 2016 3:05 PM
To: Jonathan Raiche
Cc: PreserveChesterfield@gmail.com
Subject: Letter of Opposition - PZ05-2016 Shelbourne Rezong

Dear Mr. Raiche,

We are writing to voice our opposition to possible rezoning request of a 5.2-acre site at the intersection of Baxter and Wild Horse, filed by Shelbourne Healthcare Development Group.

We strongly believe the selected location does not fit the nature of the facility to be built. The surrounding neighborhood is primary residential homes, with a church, several schools and a fitness center in between. The current zoning honors the setting and context of the neighborhood, and ensures a quiet and safe environment of the residences. A 24x7 business facility with a 4-story building and underground parking is out of place given the architectural context of the surrounding neighborhoods. The closeness in distance between the facility and nearby schools brings possible chances of an ambulance running into a school bus on the road, this is not merely a convenience; it is a safety threat to peoples on both buses.

Meanwhile we understand the possible necessity for a senior living facility. There are other sites available in Chesterfield not surrounded by residential buildings and schools, convenient to access at the same time. We believe that is where the facility should be built.

Thanks for you time and kind consideration!

Best Regards,
Libo Zhang & Chen Liu
263 Cheval Square Drive
Chesterfield MO 63005

Jonathan Raiche

From: DonLoefflerCharter <donloeffler@Charter.net>
Sent: Saturday, June 11, 2016 11:05 AM
To: Jonathan Raiche
Cc: preservechesterfield@gmail.com
Subject: Opposed to Shelbourne Rezoning PZ 05-2016

Jonathan Raiche:

This letter is to let you know that my wife and I are opposed to the above listed rezoning and the construction of the proposed Senior Care Living facility phase 1 and 2. We object to this for the following reasons:

1. This large 4+ towering building will be adjacent to or in line of sight to single family homes destroying the setting of a residential neighborhood.
2. The density of proposed projects (67 bed assisted living, 94 independent living, parking & infrastructure are too large for these small plot(s) of real-estate.
3. There will be severely increased Noise Pollution from large air handling/ HVAC equipment, material handling and refuse disposal noise, increased emergency vehicle noise.
4. Pedestrian Traffic will be a horrendous nightmare with twenty four hour per day operation (staff traffic, emergency services, HVAC, lighting, etc.), this is unacceptable.
- 5 There will be increased Lighting Pollution from building and parking light structures.
6. A severely loss of green space to the surrounding houses and community.
7. Excessive and increased Noise, dirt and traffic from a multiyear construction project.
8. The increased traffic and wear and tear on city infrastructure will further deteriorate the streets, requiring greater expansion and enlargement.
9. There will be a severe reduction in surrounding Residential home values for all the above reasons.

We are willing to do whatever it is necessary to stop this rezoning and the construction of this project. Please confirm receipt of this letter and offer any suggestion you may have for us to stop the rezoning and construction.

Donald Loeffler
Laurel Jacobson
314 Shetland Valley Ct.
Chesterfield, MO 63005
Home: 636-519-1705
Cell: 314-650-9360
e: donloeffler@charter.net

Jonathan Raiche

From: James Kinder <jnkinder@yahoo.com>
Sent: Sunday, June 12, 2016 8:57 PM
To: Jonathan Raiche; Nancy Kinder; PreserveChesterfield@gmail.com
Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

Listed below are our objections to the new Shelbourne Rezoning.

- Residential Area Invasive concerns:
 - The area is primarily residential, with church, schools, and child care very close by.
 - There are other locations that are zoned commercial, and that would be less invasive to residents, including locations along I-64 and in Chesterfield Valley
- Safety, Security, and Privacy concerns:
 - Our neighborhood kids go to Wild Horse Elementary, Ascension school and child care facility located within JCC. Our children's safety is a great concern as the proposed project location is right across from all these schools.
 - Emergency vehicles may need to travel at high speeds to assist the new facility will pose a safety threat to the kids and others in the neighborhood
 - Also, with a 24 hour facility right next to the neighborhood, there is a potential threat of trespassing and increased crime rate
 - There will be increased traffic and accidents
 - There will be decreased privacy to the families in the adjacent homes
- Medical Waste Handling concerns:
 - No matter how best the medical waste is disposed, it could very much become a health hazard to the residents within the immediate area
- Home Values concerns:
 - Potential decline in home values in the area
 - Development will cause the surrounding residential areas to be less desirable, reducing our ability to sell our homes efficiently
- Noise Pollution concerns (Fire, Ambulance, Delivery Vehicles):
 - There are multiple schools and neighborhoods close by that will be impacted by the noise from increased frequency of emergency vehicles travelling through the neighborhood
 - It will cause a great deal of disturbance to our kid's learning abilities as the noise generated by frequent ambulance and fire engine service may have a negative impact on their academics
- Public Services Response Times concerns:
 - Potential decrease in public services response time (Fire, Ambulance, and Police)
- Air Pollution Concerns:

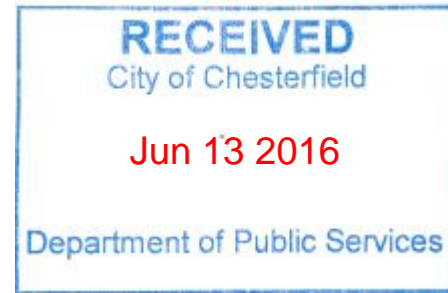
- Increased air pollution during construction - up to two (2) years
- Long-term increased air pollution due to increased traffic

- Traffic Congestion concerns:
 - Increased traffic congestion during construction - up to two (2) years
 - Long-term increased traffic congestion

Thank you for your consideration in this matter.

James and Nancy Kinder

406 Oak Stand Path



Jonathan Raiche, Senior Planner
City of Chesterfield, Missouri
690 Chesterfield Parkway West
Chesterfield, MO 63017

RE: P.Z. 05-2016 Wildhorse Baxter Center, C 148B (Shelbourne Senior Living) Rezoning Application

Dear Mr. Raiche,

As you know, the Shelbourne project has caught the attention of many area residents, including those of The Reserve at Chesterfield Village and the [St. Louis Post-Dispatch](#).

On June 01, 2016, a recently formed volunteer group, Preserve Chesterfield, comprised primarily of residents from this subdivision, called a meeting at Chesterfield City Hall to outline a strategy and recruit volunteers to demonstrate their opposition to the Shelbourne project. This resident group secured a signed petition from 79 households, and sent an electronic survey to 92 households of which 88% were in opposition to the project.

At the request of this resident group, the Board has agreed to document their common concerns, and to provide them to the City in the hope that you will include this information in your staff report to the Commission and make recommendations with it in mind.

There are residents that support the project, and as such we have documented their point of view as well.

Concerns with the Project:

These concerns were documented as a result of the aforementioned survey and direct feedback to the board.

1. **Inconsistent Use:** Even the fairly broad existing C8 zoning doesn't allow an assisted living facility which creates the impact of multi-family, a medical facility and commercial uses such as a restaurant and office building all on one property. This is not a good fit with the existing, quiet neighborhood uses of single family homes, schools, churches, and a community center nearby.
2. **Building Height:** If approved as proposed, the building would be the only four-story structure along the entire eight-mile length of Wild Horse Creek Road. Again, this is inconsistent with the surrounding area. The apparent need to construct a four-story structure seems to illustrate that the property is not large enough to accommodate the development. Additionally, a very significant issue is that the height of the building will make it visible from not only the adjacent homes, but most properties along Willow Weald Path, Oak Stand Path, and Oak Stand Ct. This visual obstruction is not consistent with the feel of a residential neighborhood that backs onto a Riparian nature corridor.
3. **Waste Location:** The facility's density will result in a significant amount of waste being produced including organic/food waste. The developer plans to store this waste in the rear and sides of the facility. This will be a significant negative impact on the neighboring households and has the potential to impact the neighborhood from a smell perspective.
4. **Medical waste:** The proposed facility will care for dementia/Alzheimer patients as well as assist seniors with their medications. Such activities lead to medical waste which must be handled and disposed of with caution. No matter best intentions and practices, accidents happen, which could become a health hazard to the residents, particularly children, within the immediate area.

5. **Strain on Emergency Services:** Industry statistics indicate that there will be between one and three emergency service visits per unit per year. It is believed this will put significant pressure on emergency services, increasing response times and impacting patient care.
6. **Noise:** The 24hr nature of this facility and the resulting shift work, will result in noise from employees coming and going with their parking being located along the side and rear of the building. Also, as mentioned above, there will be a significant increase in emergency vehicle trips in the area, which will bring increased siren noise. In addition, the extensive food service operations mean more trash and delivery truck noise than a typical commercial development.
7. **Traffic:** The intersection of Baxter and Wild Horse Creek Roads is already busy and somewhat hazardous to pedestrians. It is believed that the additional traffic and congestion from delivery vehicles, guests, residents, and staff entering and leaving the facility as well as the high speed of emergency vehicles will increase the number and severity of accidents. Considering its 24/7 operation, that risk extends into the evenings and weekends as well.
8. **Trees/ Reserve:** The Riparian nature corridor and very large trees directly to the east of the property in question are a big part of what makes this a beautiful area to live in. Given the size and orientation of the proposed facility, there could be a loss of some of the very large trees within the tree line which is impossible to replace with city re-planting ratios.
9. **Property values:** Potential decline in home values to the immediate adjacent homes, and by extension similar homes throughout the neighborhood.

Positives with the Project:

The following is a summary of direct feedback to the board of those who support the project. It should be noted, that even those in support of the project do share the concerns of other residents with respect to building height, building visibility, waste location and tree line. They trust the city will address these issues as an attachment to the re-zoning.

1. **Re-Zoning is a Positive:** Right now the land is C8 zoning which allows all sorts of uses and no ability by the city to impose restrictions other than those embedded in the C8 ordinance and other relevant ordinances. With rezoning, there would be what the city calls an Attachment A which would allow the city, under its ordinances, to put in conditions. Alternatively, if a proposed use comes in that falls under the current C8 zoning, it's then only a matter of processing a site plan. There would be no hearing, no rezoning. While the Planning Commission would review the site plan, if it conformed to the C8 zoning and applicable regulations it would be approved. As such, a change to residential zoning for the project is good for our area compared to the existing commercial zoning.
2. **The Other Five Acres:** Having a facility like this will likely influence the use of the other property for the better. If both lots were open, the land is sized well for a strip center with restaurants and we would have no influence over those developments under the existing zoning.
3. **Traffic:** The city will look at traffic for such a facility as they do with all proposals. The traffic for this type of facility will likely be less than uses allowed under C8 zoning. Really, there would mostly be staff and deliveries, not a lot of going in and out. Compare both traffic volume and noise for this project versus a 24-hour gas station/mini-mart.

While the Board takes no official position – pro or con – with regard to this project, we ask that you consider the arguments on both sides of the issue when considering Shelbourne's rezoning application, and that you make recommendations with our residents' opinions in mind. We greatly appreciate having the opportunity to communicate feedback from our residents to the City and are available to provide further information or answer any questions you may have.

Sincerely,

The Board of Trustees – The Reserve at Chesterfield Village HOA

Justin Wyse

From: Bunch, Andrea <BunchA@bv.com>
Sent: Monday, June 13, 2016 10:41 AM
To: Jonathan Raiche; Planner-of-the-Day
Cc: Aimee Nassif; preservechesterfield@gmail.com; ryanvanwyk@gmail.com; mcdermott.julia@gmail.com; Dave & Andrea Bunch
Subject: P.Z. 05-2016 Wildhorse Baxter Center C 148B (Shelbourne Senior Living) Rezoning - Reserve at Chesterfield Village HOA
Attachments: RE- P.Z 015-2016 Wildhorse Baxter Center (Shelbourne Senior Living) - Reserve at Chesterfield Village.pdf

Good morning!

I'm one of the trustees on the Board for the Reserve at Chesterfield Village HOA near the proposed Shelbourne Senior Living site. We, the Board, have received quite a bit of feedback on the proposed project and wanted to take the opportunity to consolidate it and pass it on to you. It's our hope that you'll include it in your staff report to the Commission and make any recommendations with it in mind. We are happy to answer any questions you may have and appreciate your time and consideration.

Thanks,
Andrea Bunch

Andrea Bunch, P.E. | Sr Site Acquisition Specialist - Telecommunications Division

Black & Veatch | 16305 Swingley Ridge Road, Suite 230, Chesterfield, MO 63017

+1 636-536-5810 P | +1 636-536-1123 F | BunchA@BV.com

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Jonathan Raiche

From: Chris Meyer <clameyer@sbcglobal.net>
Sent: Wednesday, June 15, 2016 6:14 AM
To: Jonathan Raiche
Cc: preservechesterfield@gmail.com
Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

TO WHOM THIS CONCERNS:

I am writing in strong opposition for this building to be built so near to residence homes for the reasons listed below but mainly for the smells that will travel and linger in the air around the area and not to mention the infestation of roaches and rodents that will occur. It is just too close to people who paid good money to live in this nice clean area.

This plan for a multi story business in this area should have never gotten approved in the first place and no matter how much money is involved, this plan for this business needs to be reconsidered and moved elsewhere away from a residential area.

Other concerns are listed below:

Large 4+ towering building adjacent to or in line of sight to single family homes
Increased Noise Pollution from large air handling/ HVAC equipment, material handling and refuse disposal noise, increased emergency vehicle noise.

Increased Noise, dirt and traffic from a multiyear construction project.

Increased traffic and wear and tear on city infrastructure.

Reduction in surrounding Residential home values for all the above reasons.

**Christine Meyer
391 Shetland Valley Court
Chesterfield, MO 63005**

infrastructure on a small plot(s) of real-estate)

- o Increased Noise Pollution from large air handling/ HVAC equipment, material handling

and refuse disposal noise, increased emergency vehicle noise.

- o Twenty four hour per day operation (staff traffic, emergency services, HVAC,

lighting,etc.)

- o Increased Lighting Pollution from building and parking light structures.

- o Loss of green space to the community.

- o Increased Noise, dirt and traffic from a multiyear construction project.

- o Increased traffic and wear and tear on city infrastructure.

- o **Reduction in surrounding Residential home values for all the above reasons.**

Jonathan Raiche

From: Chesterfield Community <preservechesterfield@gmail.com>
Sent: Saturday, June 18, 2016 9:42 AM
To: Jonathan Raiche
Cc: Chesterfield Community
Subject: Fwd: Petition to the MHFRC - Project #5278 RS - Shelbourne Senior Living Center
Attachments: Petition_Chesterfield Farms, Chesterfield, MO.pdf

Dear Mr. Raiche,

On behalf of the residents of The Chesterfield Farms subdivision, whose names and addresses appear on the attached petitions, we are writing to state our **STRONG OPPOSITION** to the rezoning application referenced above from SHDG Chesterfield, LLC or any other entities as applicable ("Shelbourne Development") to build Assisted Living/Memory Care/Senior Living center located at 16580 Wild Horse Creek Road, near the Intersection of Wild Horse Creek Road and Baxter Road.

Please note that the petitions attached refer to Project #5278 RS that was filed by the same entity, SHDG Chesterfield, LLC for their Certificate of Need (CON application). However, SHDG Chesterfield LLC, realizing the opposition and lack of need, has withdrawn that application. Since then, they have acquired a previously approved and unrelated CON at a different site, and moved to 16580 Wild Horse Creek Road. While, SHDG Chesterfield LLC is trying to hide under procedural loop holes, it only makes our case stronger that this development has no place in our neighborhood. It is our conclusion that Project #5278 and P.Z. 05-2016 are functionally the same. As such, our opposition to P.Z. 05-2016 is rooted in the same facts as CON#5278.

While Shelbourne provides a valuable service for assisted/senior living, this proposed development is not a good fit for our quiet, peaceful neighborhood, which primarily consists of single family homes, three neighboring schools, two churches, and a community center with recreation facilities. The design of the development likewise does not fit well into the 5-acre tract, as attested to by the need to construct a multi-story structure to provide sufficient living space. It would be the only structure taller than 2-story along the eight-mile expanse of Wild Horse Creek Road end-to-end.

Some of our concerns include:

24/7 Operation: This would be a 24/7 operation with several vehicles, commercial trucks, and ambulances arriving and leaving all the time. This kind of operation dramatically alters our lives and has no place in a predominantly single-family neighborhood. We are proud to be residents of Chesterfield and the healthy lifestyle provided by our neighborhood; and this rezoning application fundamentally alters that.

Safety and security: We are concerned about the increased traffic and congestion resulting from delivery vehicles, guests, residents, and staff entering and leaving the facility. The proposed facility lies directly on the path along Baxter Road between our subdivision and elementary schools that our children attend and the JCC recreational services (outdoor and indoor swimming pools, basketball courts, exercise gym) which we utilize. When the weather warms residents and their children walk, jog, and bicycle along Baxter Road. The intersection of Baxter and Wild Horse Creek Roads is already busy. The additional congestion from cars and trucks accessing the proposed facility poses an even greater safety risk. Considering its 24/7 operation, that risk extends into the evenings and weekends as well.

- The proposed facility will have visits from ambulances and other emergency vehicles, and we are concerned that high speed emergency response vehicles pose an accident threat to our neighborhood and residents, particularly children.
- We are concerned with the increased potential for trespassing in our neighborhood. The proposed facility includes more than 90 independent living suites for ambulatory seniors. Because the facility itself will occupy much of the available land there will be little green space for seniors and their families to go out for a stroll or walk for exercise. The only available sidewalk without needing to cross the busy Baxter/Wild Horse Creek intersection takes walkers up along Baxter Road into our subdivision. Although we welcome visitors, the potential for increased trespassing must also be acknowledged.

Medical Waste: The proposed facility will care for dementia/Alzheimer patients as well as assist seniors with their medications. Such activities lead to medical waste which must be handled and disposed of with caution. No matter best intentions and practices, accidents happen, which could become a health hazard to the residents within the immediate area.

Noise (Fire, Ambulance, Delivery Vehicles): There is no question that the proposed facility will generate noise to adjoining houses: emptying trash dumpsters, delivery trucks, sirens. Likewise, although Shelbourne agreed to provide the subdivision with monies to plant trees to reduce the visual pollution, we still believe that the property value of our homes will be negatively impacted by the construction of the facility.

We request that the City of Chesterfield DENY this rezoning request.

Regards,

Preserve Chesterfield & Over 80 Residents of Chesterfield Farms


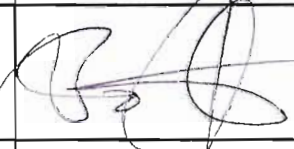




PETITION to the Missouri Health Facilities Review Committee
(MHFRC)

Project# 5278 RS – Shelbourne Senior Living

We, the citizens of Chesterfield, Missouri, sincerely submit to the Missouri Health Facilities Review Committee (MHFRC) that we **OPPOSE** the Certificate of Need application ("CON") from SHDG Chesterfield, LLC ("Shelbourne Development") to build Assisted Living/Memory Care/Senior Living Center at 16580 Wild Horse Creek Road, near the Intersection of Wild Horse Creek Road and Baxter Road.

One of the many reasons is that our neighborhood kids go to Wild Horse Elementary, Ascension School and child care facility located within Jewish Community Center. Kids' safety is a great concern to us as the proposed project location is right across from all these schools. This project will also cause a great deal of disturbance to our kid's learning abilities as the noise generated by frequent emergency services may have a negative impact on their academics. No matter how best the medical waste is disposed, it could very well become a health hazard to the residents with in the immediate area. Overall, this project does not seem to be a good fit in our peaceful neighborhood, which is primarily single family homes, schools, churches etc.

We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

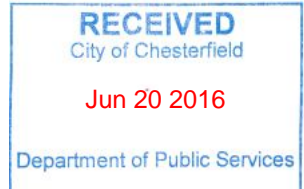
Name	Address	Signature
Hong Du	242 Lansbrooke Dr, Chesterfield MO 63025	
Bo ZHAO	16834 Crystal Springs Dr.	
JING ZHANG	313 Cheval Square Pr.	
JIN LING WU	145 Brighthurst Dr Chesterfield, mo 63005	
Jennifer Russell	203 Lansbrooke Drive Chesterfield, MO 63005	
NARENDRA BUTE	217 Dejournet Dr. Chesterfield, mo, 63005	

Name	Address	Signature
Lisa Bartfeld	16670 Chesterfield Farms Dr	Lisa Bartfeld
Jill Falk	16609 Chesterfield Manor Dr.	Jill Falk
Huamin Ji	16770 Deveronne Cir	Huamin Ji
Craig Hance	117 Brighthurst	Craig Hance
Steve Blasin	16703 Chesterfield Manor Dr	Steve Blasin
Kelly Snider	16809 Meierling Ct	Kelly M. Snider
Xin Pan	1307 Riverdale Circle	Xin Pan
Qingbo Fu	16807 Crystal Springs Dr	Qingbo Fu
SACHIN MANDAT	16663 (West) Chesterfield Farms Dr.	Sachin Mandat
Bill Nitey	16607 Chesterfield Farms Dr	Bill Nitey
Mandar Sawant	27.9 CHEVAL SQ DR	Mandar Sawant
Srinivas Routhuganti	16638 Chesterfield Farms	Srinivas Routhuganti
Ajay Kothuri	240, Lehigh Meadows	Ajay Kothuri

PETITION to the Missouri Health Facilities Review Committee

(MHFRC)

Project# 5278 RS – Shelbourne Senior Living



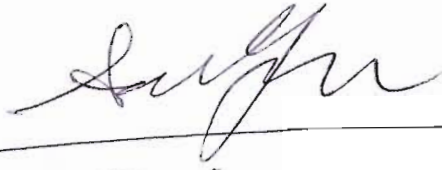

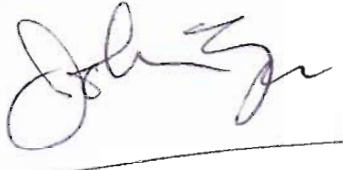
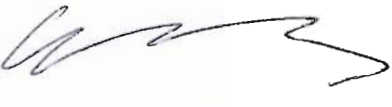

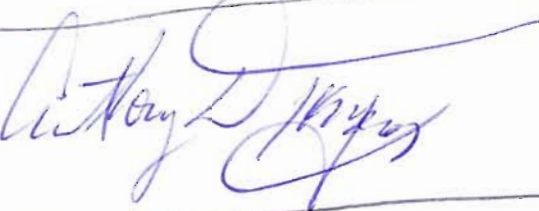
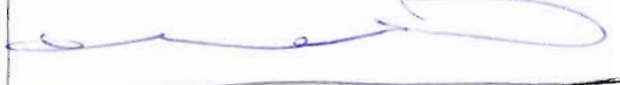


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We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

Name	Address	Signature
Lisa Nix	16730 Deveronne Circle Chesterfield MO 63005	Lisa Nix
Jessica Cottzman	250 Lansbrooke Dr. Chesterfield, MO 63005	Jessica Cottzman
Jasmine Chen	16737 Chesterfield Farms Dr. MO 63005	Jasmine Chen
SANJAY KHORANA	16656 Chesterfield Manor Dr Chesterfield MO 63005	Sanjay Khorana
Aaron Shih	16811 Crystal Springs Dr. Chesterfield MO 63005	Aaron Shih
Tania Prie	16703 Deveronne Circle Chesterfield MO 63005	Tania Prie

name	address	signature
Kestelle Kieck	160 Brighthurst Dr	
Ed TraffE	196 Brighthurst Dr	
Sabina Yuan	16633 Chesterfield Manor Dr	
Lolin Chen	213 Dejournet Dr	
John Yu	16658 Chesterfield Farms Dr.	
Wei Zhang	16713 Chesterfield Farms Dr.	
Shilpa Swarup Hani Dwivedi	161 Brighthurst Dr.	
<u>ANTHONY</u> Tompa	16610 Chesterfield Farms Dr.	
Leba Shearer	193 Brighthurst Dr	
Anne Kilburn	16801 Meierling Ct	Anne Kilburn

10

PETITION to the Missouri Health Facilities Review Committee

(MHFRC)


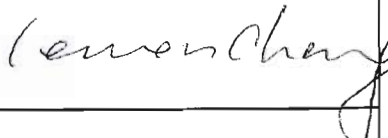

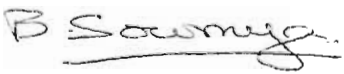


Project# 5278 RS – Shelbourne Senior Living

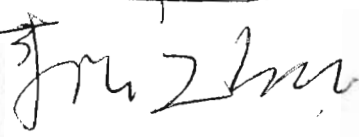




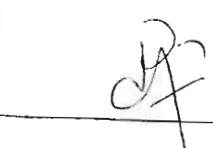


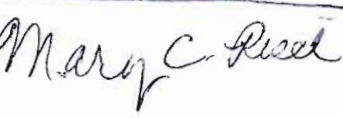
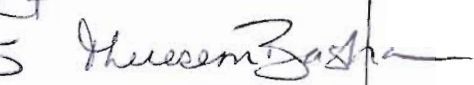


RECEIVED
 City of Chesterfield
 Jun 20 2016
 Department of Public Services

We, the citizens of Chesterfield, Missouri, sincerely submit to the Missouri Health Facilities Review Committee (MHFRC) that we **OPPOSE** the Certificate of Need application ("CON") from SHDG Chesterfield, LLC ("Shelbourne Development") to build Assisted Living/Memory Care/Senior Living Center at 16580 Wild Horse Creek Road, near the Intersection of Wild Horse Creek Road and Baxter Road.

One of the many reasons is that our neighborhood kids go to Wild Horse Elementary, Ascension School and child care facility located within Jewish Community Center. Kids' safety is a great concern to us as the proposed project location is right across from all these schools. This project will also cause a great deal of disturbance to our kid's learning abilities as the noise generated by frequent emergency services may have a negative impact on their academics. No matter how best the medical waste is disposed, it could very well become a health hazard to the residents with in the immediate area. Overall, this project does not seem to be a good fit in our peaceful neighborhood, which is primarily single family homes, schools, churches etc.

We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

Name	Address	Signature
Yaniv Ziyron	201 Lchign meadows Chesterfield, MO 63005 DR	
Lewen Chang	16606 Chesterfield Farms Dr. Chesterfield	
Jeannie Law	16671 Chesterfield Farms Dr	
SOWMYA BATCHU	16652 Chesterfield Manor Dr	
Carlos Granadino	104 Brighthurst Dr Chesterfield, MO 63005	
Tara Sattler	16734 Chesterfield Manor Chesterfield, MO 63005	

Name	Address	Signature
Jin Zhu	16636 Chesterfield Manor Drive 63005	
Anna Chen LETIAN CHEN	16632 chesterfield manor drive, 63005	
Rebecca Schweizer	16640 Chesterfield Manor Dr. 63005	
KAREN BAILEY	16858 CRYSTAL SPRINGS DR 63005	
Li Yang	16802 Meierling Ct., 63005	
Yongcheng Wang	184 Brighthurst Dr. Chesterfield 63005	
NILESH GARASIA	16759 Chesterfield Manor Dr. 63005	
Doug Kolher	16919 Chesterfield Manor Dr 63005	
Nasen Bhatti	16767 Deveronne Cir Chesterfield, MO 63005	
Mary C. Risch	16750 Deveronne Cir. Chesterfield, MO. 63005	
Theresa Basham	106 106 Crystal Springs Ct Chesterfield MO 63005	
Renren Zhang (H) Jing Chen (W)	16710 Deveronne Cir. Chesterfield, MO 63005	
Chuan Zu Chen	16711 Deveronne Cir Chesterfield, MO 63005	

PETITION to the Missouri Health Facilities Review Committee

(MHFRC)

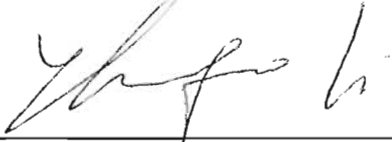

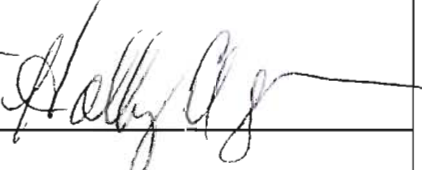
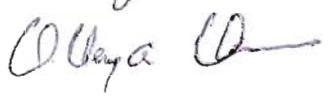


Project# 5278 RS – Shelbourne Senior Living



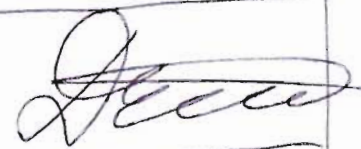

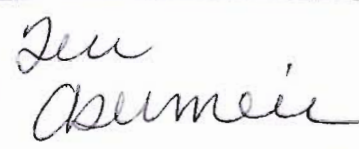





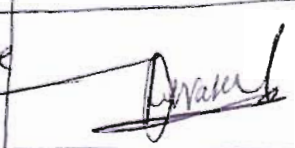
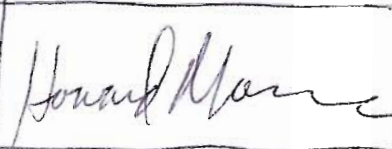

RECEIVED
 City of Chesterfield
 Jun 20 2016
 Department of Public Services

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We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

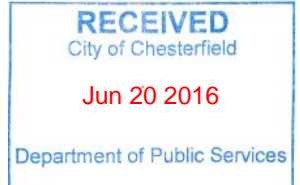
Name	Address	Signature
Zhengmao Li	17008 Kimwood Ct, Chesterfield, MO 63005	
Weihua Zhou	242 Cheval Square Dr. Chesterfield MO 63005	
Holly Johnson	234 Chesterfield Cheval Square Chesterfield, MO 63005	
VINAY VEMULAPALLI	16806 MEIERLING CT CHESTERFIELD, MO 63005	
RAJ IYER	16666 Chesterfield Farms Dr, Chesterfield MO 63005	
YAWN MOORE	251 LANSHROOKE DR Chesterfield, MO 63005	

Name	Address	Signature
John Hehlen	16621 Chesterfield Manor Dr. 63005	
Weidong He	16653 Chesterfield Manor Dr, 63005	
Iliya Drunov	125 Brightwest Dr., Chesterfield 63005	
Madhu Deshpande	309 Cheval Sq 63005	
Teri Obermeyer	16763 Deveronne 63005	
PRANESH RAO	16937 CRYSTAL SPRINGS 63005	
Feng Yu	221 Dejournet Dr.	
HUIQIAN QIN	225 Lehigh Meadows Dr.	
MAYURESH SAWARDEKAR	16742 DEVERONNE CIR	
Prajakta Khare	200 Dejournet Dr. 63005	
VENKATA N TUMMALA	16741, Chesterfield Farms Drive Chesterfield, MO 63005	
Howard Morse	16751 Deveronne Circle Chesterfield, MO 63005	
Chen Liu	263 Cheval Square Chesterfield MO 63005	

PETITION to the Missouri Health Facilities Review Committee

(MHFRC)


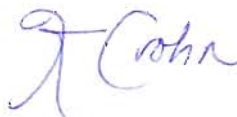


Project# 5278 RS – Shelbourne Senior Living



We, the citizens of Chesterfield, Missouri, sincerely submit to the Missouri Health Facilities Review Committee (MHFRC) that we **OPPOSE** the Certificate of Need application ("CON") from SHDG Chesterfield, LLC ("Shelbourne Development") to build Assisted Living/Memory Care/Senior Living Center at 16580 Wild Horse Creek Road, near the Intersection of Wild Horse Creek Road and Baxter Road.

One of the many reasons is that our neighborhood kids go to Wild Horse Elementary, Ascension School and child care facility located within Jewish Community Center. Kids' safety is a great concern to us as the proposed project location is right across from all these schools. This project will also cause a great deal of disturbance to our kid's learning abilities as the noise generated by frequent emergency services may have a negative impact on their academics. No matter how best the medical waste is disposed, it could very well become a health hazard to the residents with in the immediate area. Overall, this project does not seem to be a good fit in our peaceful neighborhood, which is primarily single family homes, schools, churches etc.

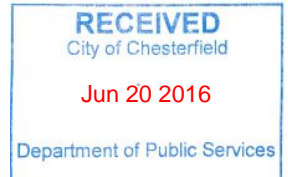
We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

Name	Address	Signature
Aunita Hill-Jones	221 Lehigh Meadows Chesterfield, MO	
Kathryn Cohn	16674 Chesterfield Farms Dr. Chesterfield, MO 63005	
Kelly Guyot	235 Chwal Square Chesterfield, MO 63005	
JACK LO	16722 Chesterfield Farms Dr. Chesterfield, MO 63005	

PETITION to the Missouri Health Facilities Review Committee

(MHFRC)

Project# 5278 RS – Shelbourne Senior Living



We, the citizens of Chesterfield, Missouri, sincerely submit to the Missouri Health Facilities Review Committee (MHFRC) that we **OPPOSE** the Certificate of Need application ("CON") from SHDG Chesterfield, LLC ("Shelbourne Development") to build Assisted Living/Memory Care/Senior Living Center at 16580 Wild Horse Creek Road, near the Intersection of Wild Horse Creek Road and Baxter Road.

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We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

Name	Address	Signature
Margaret Gruender	16675 Chesterfield Farms Drive Chesterfield, MO 63005	Margaret Gruender
BEATA KRUCHOWSKA	16738 Deveronne Cir Chesterfield, MO 63005	Beata Kruchowska
MEERA VASUDE VAMURTHY	16759 Deveronne Cir Chesterfield, MO 63005	Meera Vasude Vamurthy
Todd Carlson	107 Crystal Springs Ct Chesterfield, MO 63005	Todd Carlson

Jonathan Raiche

From: Ayotunde Bamimore <drbamimore@yahoo.com>
Sent: Sunday, June 19, 2016 11:42 AM
To: Jonathan Raiche
Cc: Chesterfield Community
Subject: Letter of opposition- PZ 05 2016 Shelbourne Rezoning.

Dear Jonathan Raiche,

I am a concerned resident of the Reserve at Chesterfield crossing located in the city of Chesterfield right at the corner of Wild Horse creek road and Baxter crossing. I am writing this letter to state my opposition to the proposed nursing home that Shelbourne Healthcare plans to build in our neighborhood. Our understanding is that this is several hundred bed nursing home, memory and mental health care facility with some independent senior living facilities. We understood that a certificate of need was filed by the developer and we sent an email to register our opposition to the project . The project was eventually withdrawn only to be re-filed under a different name. The developer now plans to apply for rezoning and we again wish to state our opposition to their plans.

This project will be grossly out of place in this very quiet residential neighborhood and threatens to jeopardize the safety and well being of our children.

Historically (by the Shelbourne developer's account when we had a meeting when them), there is a 911 call an average of once every 3 nights at a smaller facility they have in a different state. This I'm sure results in deployment of ambulances, fire trucks as well as police vehicles. Besides the noise pollution that comes with this, there is the increased traffic of emergency vehicles leading to potential accidents due to the sheer frequency. This in addition would use up/tie up resources for the rest of our community where we have volunteer fire fighters.

The city of Chesterfield in its wisdom set up ordinances to limit the type of institutions/buildings that can be built in this residential neighborhood for a reason and a nursing home would not seem to be among the projects that the city would hope to be built on this piece of land some day.

Please note that we are not being unreasonable stating that we don't want anything built in our backyard. Not at all. We are opposing this particular facility because it will jeopardize rapid response services to the community.

We implore you to consider our concerns and hope you will help in protecting our children's safety by flatly rejecting this re-zoning proposal.

Sincerely

Ayo and Ola Bamimore
325 oak stand path
Chesterfield Missouri
63005
[AYOTUNDE BAMIMORE](#)

Jonathan Raiche

From: mbenny@sbcglobal.net
Sent: Sunday, June 19, 2016 3:56 PM
To: Jonathan Raiche
Cc: preservechesterfield@gmail.com
Subject: Letter of opposition for PZ 05- 2016 Shelbourne

My vote is no.

Thanks,

Mike Benefield
Chesterfield Farms Resident

Jonathan Raiche

From: hong du <hongjing882003@yahoo.ca>
Sent: Sunday, June 19, 2016 11:28 AM
To: Jonathan Raiche
Subject: Project #4516 RS - Chesterfield Senior Care

Dear Mr. Raiche,

We are current residents of Chesterfield, who lives in "Chesterfield Farm" subdivision. Our family moved to this subdivision in 2006, and I personally take pride to be part of the subdivision and community of Chesterfield.

I am writing this to express our opposition to the Certificated of Need Modifications Application submitted by SHDG Chesterfield, LLC under Project #4516 RS.

The property would cause stress on the homeowners who live in this neighborhood. A senior care facility would not be a good neighbor to the subdivision which has many young families and children. It is also not a good place since the elementary school is near the facility. The noise would be a huge distraction to our neighborhood and school kids.

We request you to consider our concerns and our vehement opposition while evaluating certificate of need. I also appreciate the time and diligence in listening to our growing solicitude.

Best Regards,

Hong Du & Jingjing Yang
Chesterfield Farm resident

Jonathan Raiche

From: bill li <bill246li@yahoo.com>
Sent: Sunday, June 19, 2016 10:05 AM
To: Jonathan Raiche; preserveChesterfield@gmail.com
Subject: Letter of Opposition: PZ-05-2016 (#4516) Shelbourne Rezoning

Dear Review Committee,

As current residents of The Reserve at Chesterfield since May, 2010, we are concerned for the safety and security of our families as the proposed facility will create more hazards for traffic accidents, cause medical waste disposal problems, impose pressure on emergency response services as well as introduce light and noise pollution to the neighborhood composed of almost exclusively single family houses, schools, churches and community centers.

We strongly believe that the 24/7 nature of operations for this type of business is not compatible with the current peaceful residential settings and the development should be recommended to an alternate location. We sincerely request the committee to review our concerns regarding the current proposal and support our position by rejecting CON #4516.

We request to reject the rezoning (#4516) proposal.

Thank you for your time and considerations.

Best Regards,
Bill & Christine Li
462 Oak Stand Path
Chesterfield, MO 63005
314-456-4429

Jonathan Raiche

From: Ben Shi <benshi65@hotmail.com>
Sent: Sunday, June 19, 2016 3:17 PM
To: Jonathan Raiche
Cc: Chesterfield Community
Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

Chesterfield Planning Commission,

We are Chesterfield residents live in the subdivision, Reserve of Chesterfield. We are writing to you to oppose the project to build a Chesterfield Senior Care facility (application#4516RS), located at the corner of Wild Horse Creek Rd. and Baxter Rd.

We understand the committee will review Shelbourne's rezoning request so that they can build an assisted living and memory care facility. As a matter of fact, Shelbourne filed application (5278RS) before and has withdraw since. Now, Shelbourne came back to file another application by using a previously approved and totally unrelated CON. Shelbourne apparently used the gimmicks to pass the CON review at state level.

Here are our concern:

1. Shelbourne is not trust-worthy company, and tries to mislead public;
2. Within 3.5 miles radius in Chesterfield, there are 4 senior assisted living facilities, none of them is running a full capacity (only runs at 85% at most). Just less one miles away, one senior assisted living is under construction next to the Chesterfield Mall (near its west entrance);
3. Ambulance and fire trucks respond to emergency call from the proposed Shelbourne facility and 24 x 7 crew members will worsen already-busy streets and jam already-crowded traffic (on the Baxter and Wild Horse Creek Rd);
4. Noises from ambulance and fire trucks respond to 911 calls will disrupt the quiet environment of communities sounding this area;
5. It will generate safety issue for the people to go to nearby schools, churches, and JCC;
6. The medical waste from this facility will cause the environmental issue.

Please consider the concerns and objections you might have received from surrounding communities while reviewing the Shelbourne's rezoning request.

Thank you.

Ben Shi and Guilan Chen
370 Willow Weald Path
Chesterfield, MO 63005

Sent from [Mail](#) for Windows 10

Jonathan Raiche

From: Liwen Tu <liwentu@hotmail.com>
Sent: Sunday, June 19, 2016 9:45 PM
To: Jonathan Raiche; PreserveChesterfield@gmail.com
Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

Dear Mr. Raiche,

We are current residents of Chesterfield Farms subdivision located in the city of Chesterfield. This quiet neighborhood has provided us with excellent schools and a safe environment to raise a family. However, we recently learned that Shelbourne Healthcare Development Group has just filed a rezone requesting for approval to build a monstrous 4-story facility with 51 ALF beds for memory care and assisted living plus 94 independent living units on a small 5.2-acre site at 16580 Wild Horse Creek Road, Chesterfield, MO.

We and many other residents in the nearby communities are concerned for the safety and security of our families as the proposed facility will create more hazards for traffic accidents, cause medical waste disposal problems, impose pressure on emergency response services as well as introduce light and noise pollution to the neighborhood composed of almost exclusively low-profile (2-story and lower) single family houses, schools, churches and community centers.

We strongly believe that the 24/7 nature of operations for this type of business is not compatible with the current peaceful residential settings and the development should be recommended to an alternate location. We sincerely request the committee to review our concerns regarding the current proposal and support our position by rejecting Shelbourne's project.

Thank you for your time and please feel free to contact us via email or phone.

Best Regards,
Liwen Tu & Lewen Chang
16606 Chesterfield Farms Dr.
Chesterfield, MO 63005
314-548-9256

Jonathan Raiche

From: WILLIAM J YOUNG <billyoung1941@sbcglobal.net>
Sent: Sunday, June 19, 2016 3:54 PM
To: Jonathan Raiche
Subject: Letter of Oposition for PZ 05-2016 Shelborne

I'm a 75 year old long time resident of Baxter Point Villa's. Please except the email as my formal notification of opposition to above note zone proposal noted above. I strong oppose the proposal for several reasons.

- * This area should remain as a residual zoning area. We have no reason to expect such a change to the current building zone.
- * The proposed project would realistically lead to lower of property values, increase existing problem of traffic control on Baxter Road.
- * Create a real traffic hazard as our residents exit onto Baxter Road.
- * Create additional & excessive noise from operating equipment required by the operation of large utilities equipment and necessary out side lighting exposure.
- * Increased exposure to a constant flow of additional traffic noise and pollution created by tenant's family members and visitors, increased daily traffic created by professional medical employees, clerical personal, professional employees, sanitation and cleaning staff. I'm sure I've missed other normal daily callers such as vendors, etc.
- * Risk of real safety concerns, increases environmental exposures, unacceptable increase in the flow of traffic on both White Horse Road and Baxter Road.

This is only a few serious objections and I'm sure THERE ARE MANY MORE!

Please accept my formal written opposition as many of our neighbors in the Reserve and in our neighborhood are objecting to such a ridicules request for a change in the current regulations. This change is simply not justified. This project needs to be pursued by the developers in an existing commercial zone.

Sincerely.

Bill Young

Bill Young
386 Shetland Valley Ct.
Chesterfield, MO 63005
636-519-7168(Home)
314-704-1601(Cell)
[Billyoung1941@sbcglobal.net](mailto:billyoung1941@sbcglobal.net)

Jonathan Raiche

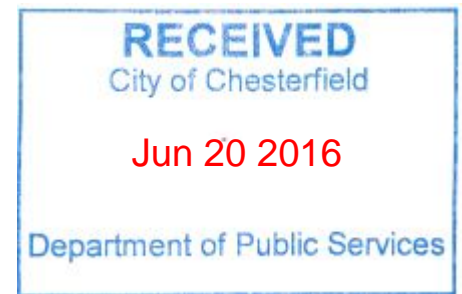
From: Feng Yu <yufeng86@yahoo.com>
Sent: Sunday, June 19, 2016 2:51 PM
To: Jonathan Raiche
Subject: Opposition to PZ 05-2016 Shelbourne Rezoning

Dear Mr. Raiche,

I am a current resident in Chesterfield farm and I like to voice my opposition to PZ 05-2016 Shelbourne Rezoning.

I believe the proposal will impact our quite and peace neighborhood and impact the wild horse elementary school that my children are attending. I sincerely request committee to consider my request by rejecting Shelbourne's project.

Best regards,
Feng Yu
221 Dejournet Dr.
Chesterfield Mo 63005



06.16.16

Mr. Jonathan Raiche

We are opposed to the 67 bed Senior Care Living facility for many reasons some of which are listed:

We live in Baxter Pointe Villas, a community and area that is highly sought after because of its ideal location. The community was mainly developed as residential. We feel strongly that the proposed project would immediately de-value not only the surrounding area but the value of our properties.

Our property faces Baxter road accross from the proposed project, and because of the very few accesses to the valley, traffic has increased tremendously making it extremely difficult to exit on to Baxter road. With Baxter being a main thoroughfare for ambulances, fire trucks, police sirens are heard constantly day and at all times of night. With the proposed project being a Senior Care facility the volume of traffic and noise would be increased two-fold.

With all of the possible locations available in the area we believe it would not be a problem to find a more suitable location.

Thank you for hearing our opposition to the proposed Senior Care facility.

Sincerely,

Richard & Shirley Juenger

cc:PreserveChesterfield@gmail.com

322 Shetland Valley Court
Chesterfield, MO 63005
636.728.0709
314.650.0262

Jonathan Raiche

From: Nina K. <nina@auditsolutionscpa.com>
Sent: Monday, June 20, 2016 10:04 AM
To: Jonathan Raiche
Cc: preservechesterfield@gmail.com
Subject: Letter of Opposition for PZ 05-2016 Shelbourne

Good Morning Mr. Raiche,

I vehemently oppose the construction of the assisted living and any other McBride or Pulte new projects.

The beautiful fields, trees and greens are giving way to ugly concrete.

We need to preserve certain areas and leave the beauty for us and our future generation to enjoy. More construction clears trees, brings traffic, drains resources and harms the air.

PLEASE stop approving these projects.

Let's not ruin our beautiful Chesterfield and make it an ugly, unplanned mess. Let's make parks, trails and leave nature alone. That's how we create great, quiet neighborhoods.

I will be there on June 27th for the hearing as well.

Best Regards,

Narmeen Kharawala
Chesterfield Resident

Jonathan Raiche

From: Sathish Makkapati <sathish_stl@yahoo.com>
Sent: Monday, June 20, 2016 4:32 PM
To: Jonathan Raiche
Subject: Letter of opposition for PZ 05-2016 Shelbourne.

Dear Mr. Raiche,

I am a resident of Chesterfield. I moved to Chesterfield in 2012, and I personally take pride to be part of the Chesterfield Community. This has been great for my kids and family thus far. Kids play outside every day with no fear. However, we found out that SHDG Chesterfield, LLC is planning to build memory care, assisted and senior living, which is daunting and very concerning.

I do understand that certificate of need is not relevant for the planning commission, but the way Shelbourne got approval for the certificate of need definitely raises questions of their honesty and straightforwardness. They acquired a previously approved and unrelated CON at a different site, and moved to 16580 Wild Horse Creek Road. Obviously, SHDG Chesterfield LLC is trying to be sneaky and hide under system and procedural loopholes.

Some of my concerns regarding the development include:

- Building Size and Density: The proposed development calls for a four-story building with approximately 145 units in a 5.2-acre lot. I am not sure of the height of City Hall, but this building will be pretty close to that. If approved as proposed, the building would be the only four-story structure along the entire eight-mile length of Wild Horse Creek Road. This is **not** a good fit for our quiet, peaceful neighborhood, which primarily consists of single-family homes, three neighboring schools, two churches, and a community center with recreation facilities.
- Our neighborhood kids go to Wild Horse Elementary, Ascension school and childcare facility located within JCC. Kid's safety is a great concern, as the proposed project location is right across from all these schools. Some kids even walk to these schools from nearby neighborhoods.
- No matter how best the medical waste is disposed, it could very much become a health hazard to the residents with in the immediate area. Moreover, the proposed project also causes the surrounding areas less desirable to live in, which in-turn may greatly affect our property values.
- Noise Pollution (Fire, Ambulance, Delivery Vehicles)
- Emergency vehicles may need to travel at high speeds to assist the new facility posing a threat to the kids and others in the neighborhood
- With a 24 hour facility right next to the neighborhood, there is a potential threat of trespassing and increase crime rate
- Increased traffic and accidents

I take this opportunity to strongly OPPOSE Shelbourne's proposed development

Sathish Makkapati and Chandana Polneni
327 Oak Stand CT
Chesterfield, MO 63005

Jonathan Raiche

From: Eric Russell <mr.erussell@gmail.com>
Sent: Monday, June 20, 2016 8:29 AM
To: Jonathan Raiche
Cc: preservechesterfield@gmail.com
Subject: Letter of opposition for PZ 05- 2016 Shelbourne

Jonathan,

I am a resident who lives in the Chesterfield Farms Subdivision at Baxter and Wild Horse Creek Road. One of our neighbors recently brought to my attention that an assisted living facility (Shelbourne) was being built very near our homes. I really didn't think anything of it until I sat down and started to consider what it would look like if it was built. From a community standpoint, as I break it down: Single Family Homes, Two Churches, Community Center (JCC), Daycare, Elementary School (WHE), and a Catholic School (Ascension). I quickly realized that one thing that did not belong is an assisted living center. It was very easy for me to come to this conclusion and I can only imagine those who live in the adjacent subdivision who spend 600 - 1 Million on their homes are on fire.

The parcel was not zoned for this type of development for a reason, please help preserve Chesterfield and keep it the kid friendly ,quiet, crime free town I have come to know.

Eric Russell

Jonathan Raiche

From: Srilalitha Y <srilalitha.stl@gmail.com>
Sent: Monday, June 20, 2016 12:07 PM
To: Jonathan Raiche
Subject: PZ 05-2016 Letter of Opposition

Dear Mr. Raiche,

I am writing this letter on behalf of my family (which includes myself, my husband, and our too young kids) to state our opposition to the rezoning application filed at the corner of Wild Horse Creek Road and Baxter Road.

Last summer, we have decided to make Chesterfield our home for the foreseeable future mainly from a family perspective. We are proud of the opportunities that the City of Chesterfield presents to raise our two little kids.

We have spent a lot of time evaluating the rezoning application by Shelbourne; and it is our conclusion that the proposed development does not fit within our primarily single-family residential neighborhood. As residents of The Reserve, I want to emphasize that this proposed development is not really in our backyard. However, it is our opinion that this proposed development would have a dramatically negative impact to our neighborhood.

It should be noted that our opposition should not be construed as opposition to Assisted Living Facilities or other reasonable developments, in general. Our opposition is primarily based on the location of the proposed development. A multi-story high density facility next to a single-family neighborhood is not an appropriate use.

Sincerely,

Srilalitha Yanamanamanda
454 Oak Stand Path

Jonathan Raiche

From: xudongye <xudongye@gmail.com>
Sent: Monday, June 20, 2016 9:18 PM
To: Jonathan Raiche
Cc: Jian
Subject: Letter of opposition for PZ05-2016 Shelbourne

Dear Chesterfield city planners,

As current residents of The Reserve at Chesterfield Crossing located in the city of Chesterfield, we strongly oppose Shelbourne rezoning application to build a 4 story facility at 16580 Wild Horse Creek Rd, Chesterfield.

Please kindly consider that the intersection location is not friendly for both proposed healthcare-needed people and our neighborhood, because the frequent ambulance must-have sirens at the intersection would destroy our peaceful life, and create much more traffic hazards to our kids in the narrow one lane road.

In addition to the potential safety hazard, the 4 story building would be the highest construction in the area, which would block view for all residential, church, and the private school constructions, and would destroy the surrounding environment harmony. Any more than 2 story constructions would not match the current neighborhood settings.

We strongly believe that this project is not compatible with the current peaceful residential settings and the development should be recommended to an alternate location. We would like to request the city planning committee to review our concerns regarding the current proposal and support our position by rejecting the rezoning application.

Sincerely,

Xudong Ye & Jen Yang

[418 Maple Rise Path](#)
[Chesterfield](#)
[MO 63005](#)

Jonathan Raiche

From: Waqar Ahmed <wahmed23@hotmail.com>
Sent: Tuesday, June 21, 2016 1:15 PM
To: Jonathan Raiche
Cc: preservechesterfield@gmail.com
Subject: Letter of opposition for PZ 05- 2016 Shelbourne

Hi,

I am a homeowner of Chesterfield Reserve subdivision. I oppose the development of Shelbourne development project. This will have a negative affect to our community.

Thank you.
Waqar Ahmed

Jonathan Raiche

From: g2sea@aol.com
Sent: Tuesday, June 21, 2016 10:51 AM
To: Jonathan Raiche
Subject: Letter of opposition for PZ 05- 2016 Shelbourne

We live in the Reserves at Chesterfield Village neighborhood, and we would like to state our opposition to the Shelbourne project.

My mother was in a memory care assisted living facility for approximately 2 years. I have first hand experience dealing with that type of community. What comes to my mind the most is how important it is for those residents to have a quiet, non confusing, stress free environment. I can't for see the Shelbourne project providing that for their residents at the very busy corner of Baxter and Wildhorse.

Also, assisted living residents like to be outside, and I would think that the Baxter/Wildhorse intersection is way to busy and unsafe for wandering Shelbourne residents. That is a pedestrian accident just waiting to happen.

We sincerely believe that it would be a huge mistake to build the Shelbourne project at this intersection.

Please don't allow the Shelbourne project to move forward. There are plenty of peaceful locations that would be better suited for assisted living residents.

Sincerely,

Larry Burch
410 Maple Rise Path
Chesterfield MO 63005

Jonathan Raiche

From: Jose.Vasquez@Emerson.com
Sent: Tuesday, June 21, 2016 7:34 AM
To: Jonathan Raiche
Cc: PreserveChesterfield@gmail.com
Subject: Letter of Opposition for PZ 05-2016 Shelbourne

Mr Raiche,

I am a resident of Chesterfield, in a neighborhood very close to the proposed site of the proposed development. My children also attend school across the street from the proposed facility.

I don't think a facility of this nature is a good fit for this location. It would be surrounded by neighborhoods, community centers (JCC and Ascension Church), and schools that are heavily populated with small children and working adults.

From a noise perspective, sirens and ambulances from a 24/7 medical facility is not a good fit for napping kids, sleep time, and young learners at the school.

Moreover, the intersection near this development has heavy use at work rush-hours, school-rush hours, and church-rush hours. Adding high density use, will back up traffic for 100's of working parents.

Ultimately, it will reduce living quality for residents and lower property values.

Jose Vasquez
Perfect Execution Manager
Emerson Electric Corporation
St Louis, MO
314-552-1965

Jonathan Raiche

From: yongcheng wang <wang_ych@yahoo.com>
Sent: Tuesday, June 21, 2016 3:53 PM
To: Jonathan Raiche; PreserveChesterfield@gmail.com
Subject: Opposition to the proposed Shelbourne's project

Dear Mr. Raiche,

We are writing in opposition to the proposed Shelbourne's project. This proposal seeks to remedy a problem and in reality it will damage local business, school districts and well-known quiet neighborhood. The proposed facility to be plopped down into the middle of a residential neighborhood will get our vulnerable children exposed to risk, the peaceful residential community will be gone forever, and the beautifully-designed chesterfield farm area will also be completely ruined.

We are current residents of **Chesterfield Farms** located in the city of Chesterfield. This quiet neighborhood has provided us with excellent schools and a safe environment to raise a family; however, we recently learned that Shelbourne Healthcare Development Group has just filed a rezone requesting for approval to build a monstrous 4-story facility with 51 ALF beds for memory care and assisted living plus 94 independent living units on a small 5.2-acre site at 16580 Wild Horse Creek Road, Chesterfield, MO.

We and many other residents in the nearby communities are concerned for the safety and security of our families as the proposed facility will create more hazards for traffic accidents, cause medical waste disposal problems, impose pressure on emergency response services as well as introduce light and noise pollution to the neighborhood composed of almost exclusively low-profile (2-story and lower) single family houses, schools, churches and community centers.

We strongly believe that the 24/7 nature of operations for this type of business is not compatible with the current peaceful residential settings and the development should be recommended to an alternate location. We sincerely request the committee to review our concerns regarding the current proposal and support our position by rejecting Shelbourne's project.

Thank you for your time and please feel free to contact us via email or phone.

Best Regards,
Yongcheng Wang & Shu Zhang
184 Brighthurst Dr
Chesterfield, MO 63005
314-480-5735

Jonathan Raiche

From: Marilyn Weissman <mww5@charter.net>
Sent: Tuesday, June 21, 2016 9:08 PM
To: Jonathan Raiche
Cc: preservechesterfield@gmail.com
Subject: Shelbourne property

Dear Mr. Raiche,

I would like to take this opportunity to voice my opposition to the Shelbourne project on Wild Horse Creek Road and Baxter Road.

When we purchased our home we were told that there would be a Genealogy Library built on the space where Shelbourne is proposing to build on. That is one of the reasons that we built a home at this location.

I oppose the project because the facility will bring ambulances and medical personnel at all hours of the day and night. There are many children who live in the subdivision and also a school close by and the noise will be disruptive to their learning experience.

Since the facility will be an open facility, I am not happy that there will be strangers walking through our subdivision at all hours. This is also not safe for our children.

There are also other facilities that are being built close by and the extra beds that this will provide is not worth the headache for the residents of our subdivision and other subdivisions close by.

Traffic concerns on an already crowded road are also an issue. Please think of the residents before allowing corporate greed to take over.

I hope that you consider the opposition to the project before you make a final decision.

Thank you.

Marilyn Weissman
334 Oak Stand Ct.
Chesterfield, MO. 63005

Sent from my iPad

Jonathan Raiche

From: Chenhong Zhang <chenhong.zhang@gmail.com>
Sent: Tuesday, June 21, 2016 2:39 PM
To: Jonathan Raiche; PreserveChesterfield@gmail.com
Subject: Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

Dear Mr. Raiche,

We are current residents of Chesterfield Estates Subdivision located in the city of Chesterfield. This quiet neighborhood is an excellent place to raise family. However, we recently learned that Shelbourne Healthcare Development Group has just filed a rezone requesting for approval to build a monstrous 4-story facility with 51 ALF beds for memory care and assisted living plus 94 independent living units on a small 5.2-acre site at [16580 Wild Horse Creek Road, Chesterfield, MO](#).

We and many other residents in the nearby communities are concerned about this proposal as the proposed facility will create more traffic, introduce lots of emergency situations, and also change the nature/setting of this neighborhood, which dramatically affects the life quality of current residents in this area.

We and many other residents believe the current setting of this neighborhood is the key that makes it an attractive region to live and raise family. We sincerely request the committee to review our concerns regarding the current proposal and support our position by rejecting Shelbourne's project.

Thank you for considerations and please feel free to contact us via email or phone.

Best Regards,

Chenhong Zhang & Hao Chen

[1452 Chesterfield Estates Dr](#)

[Chesterfield, MO 63005](#)

314-221-7945

Jonathan Raiche

From: RAY Zimmermann <rjzllc@yahoo.com>
Sent: Tuesday, June 21, 2016 4:49 PM
To: Jonathan Raiche
Cc: Aimee Nassif
Subject: opposition to proposed rezoning for PZ 05-2916

Mr. Jonathan Raiche
Chesterfield City Planner

Dear Mr. Raiche,

I am writing this letter to urge your committee to **not approve** the request to rezone the parcel(s) of land at the intersection of Baxter Rd. and Wild horse creek rd. from the current C-8 designation to UC Urban Core District to accommodate the P.Z. 05-2016 Wildhorse Baxter Center, C148B (Shelborne Senior Living) project.

I have been a resident and small business owner in Chesterfield for almost 40 years and have watched as the community has grown and prospered . In most cases the city has done a good job of segregating commercial expansion into areas appropriate for that use and not intermingling commercial large buildings with residential neighborhoods. Approval of the above rezoning and erection of a large 4plus story senior living complex in the heart of a residential community would be a departure from the established best practices follow thus far.

The residents in the nearby proximity to this proposed project would most definitely suffer economic harm from such a building complex. Surrounding property values would most definitely be negatively impacted not to mention all of the other negatives of having such a towering twenty four by 7 operation located in the heart of a residential community. There are plenty of building sites within the boundaries of Chesterfield that would be better suited to such a development.

The residents of surrounding properties purchased with full knowledge of the zoning of adjacent vacant sites being zoned as C8. **The City of Chesterfield needs to honor the commitment made and stay with the current zoning plan and not change it to Urban Core. Defaulting on that commitment would cause a significant credibility problem for city management and staff.**

The construction of this behemoth 4plus story operation has many negatives when being located in the middle of a residential neighbor hood which include:

1. High density of building and infrastructure on a very small 5 acre site.
2. Increased level of noise pollution from a 24 x 7 operation (from vehicular traffic, emergency vehicles, Hugh HVAC and air handling equipment, construction noise, etc.)
3. Safety and security for children in the area .
4. Medical waste and disposal in a residential area.
5. Elimination of green space on the proposed site.
6. Increased stress and strain on roads not maintained by the city of chesterfield (example Baxter Rd. and Chesterfield parkway are an embarrassment to the community)
7. Light pollution from a large building surrounded with parking and lighting.
8. Odor pollution from Kitchen operations and other vents and air handling equipment.

For these reasons, I urge your committee to listen to the Residents of Chesterfield and not approve this rezoning.

Respectfully,

Raymond J Zimmermann
Resident and President of Baxter Pointe Villas Home Owner Association.

16618 Equestrian Ln
Chesterfield, Mo.
214-591-6427

RAY ZIMMERMANN
Systems Innovation Management
CELL 314-591-6427
OFFICE 636-532-0183
MAIL RJZLLC@YAHOO.COM

Aimee Nassif

From: Connie Fults
Sent: Monday, February 22, 2016 11:59 AM
To: Aimee Nassif
Subject: FW: Proposed development on Parcel land #C148A

Follow Up Flag: Follow up
Flag Status: Completed

From: Pravin Khanna [pravinkhanna@charter.net]
Sent: Sunday, February 21, 2016 7:27 PM
To: Connie Fults
Subject: Proposed development on Parcel land #C148A

Dear Council Member,

I am a current resident of 'The Reserve at Chesterfield Crossing' and a resident of Chesterfield city for last 10 years. When we decided to migrate from Canada to Saint Louis, we chose Chesterfield city to be our home and place to raise our family. There were many reasons we chose this city but mainly were peaceful neighborhoods, safety, good school districts and many more.

We have learnt that on December 18th, 2015 Shelbourne Healthcare Development Group filed a Certificate of Need (CON #5278) to the Missouri Health Facilities Review Committee for approval of a senior living center to be located at 16580 Wild Horse Creek Road, near the corner of Baxter Road also known as land parcel C148A currently zoned C8.

The proposed senior living facility will include the following services to seniors:

- * 49,182 square foot assisted living facility with an underground parking garage
- * 60 bed memory care wing for Alzheimer's patients
- * 94 independent living units (apartments with balconies)
- * Twenty-four hour access to staff (Estimated 60 staff working three (3) shifts)

We and many more residents in our subdivision strongly believes that this kind of four story architectural design is in violation of current ordinance and it does not suit the current peaceful subdivision communities and this development should relocate to an alternate location.

We are concerned for our Safety and security of our families as this structure location can create more hazards for traffic and accidents. It may also put pressure on current emergency service response time. It will have a detrimental impact on our daily lives and surrounding communities including decline in our home values.

We would like to request the council members and city committee to review our concerns regarding the current proposal location and support our position for not allowing this development to be approved by city planning commission.

We are hoping you will consider our request and do the needful and are looking forward to hear back from you.

Please feel to contact us via email or phone.

Pravin Khanna & Neeta Khanna
314 620 9247 or 314 677 7339

Jonathan Raiche

From: Pravin Khanna <pravinkhanna@charter.net>
Sent: Friday, June 17, 2016 8:28 PM
To: Jonathan Raiche
Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

Hello Jonathan,

When our family moved from Canada to St Louis in 2006, Chesterfield was the only city of our choice as our new home due to the peaceful, thriving communities in the city. And since last 10 years, we loved staying here and it has proved to be the best place for raising our kids. We want this city and community to stay growing and promising like this for the future. This is the reason we are writing to you to show our **strong opposition for the rezoning application** submitted by Shelbourne for building ALC/Senior living and memory care units as proposed in the application.

There are many reasons we are concerned with this proposed development and some of the main concerns are the size of the building as proposed to be four storey tall, appearance of this project and 24/7 operations, and we believe that this kind of development doesn't belong in this quiet and peaceful neighborhood surrounded by churches and schools.

It will change the picture of the whole area, and will add more noise, light pollution along with the 24/7 operation of the business not to mention decline in home values surrounding the development.

It may also create additional traffic and noise chaos due to the 24/7 operations, deliveries of commercial and non commercial vehicles in and out of the center which may create a huge safety concern to the many surrounding schools and the children.

We hope you will consider our concerns along with the many city residents who are opposing this development before taking any decision for the rezoning application, and help to maintain the city of Chesterfield to be the safe, quiet, peaceful and best community for the future generations.

Thanks and Best regards,

Neeta and Pravin Khanna
300 Willow Weald Path,
Chesterfield,MO.

Aimee Nassif

From: Michael Herring
Sent: Monday, February 22, 2016 4:13 PM
To: Mike Geisel; Aimee Nassif
Subject: FW: Appeal on opposing proposed new development across Wild Horse and Baxter

Michael G. Herring, MPA
City Administrator
Chesterfield, Missouri

From: VIJAY MANDEM [mailto:vmandem@yahoo.com]
Sent: Monday, February 22, 2016 4:10 PM
To: cityofficials <cityofficials@chesterfield.mo.us>
Subject: Appeal on opposing proposed new development across Wild Horse and Baxter

Dear Mayor,

Let me introduce myself. I'm the citizen of Chesterfield, Missouri and lives with my wonderful wife and two wonderful daughters who are 8 years and 3 years old in a subdivision called 'Reserve at Chesterfield'.

The reason for this email is to oppose a new proposal on building 'Assisted Living' right next to our neighborhood across Wild Horse and Baxter road. We in the community are completely disappointed about this proposal of development and proposal for changing the zone from CA (Commercial) to Urban Core in order to pave the way for the new facility.

We moved to this subdivision back in the year 2012 from St. Charles because of the following reasons,

- 1) Good Location
- 2) Good Schools
- 3) Nice Communities and facilities around like JCC, YMCA etc.
- 4) Safety
- 5) Quality of life

Having learned about this new proposed construction, it will completely change the quality of our lives in the community for the following reasons,

- 1) Kids safety. Kids cannot play safely outside because people from outside will work at the facility who are not part of Chesterfield may pose a risk. People with criminal background can come and cause a risk.
- 2) Compromise on home security

- 3) Noise pollution from ambulances coming to the facility very frequently followed by fire trucks. This in fact was admitted by the builder during our residents meeting with the builder.
- 4) Increase in traffic
- 5) Since the structure is a four story building it affects the view of all the communities around here.

There are many other reasons that will definitely affect our day to day quality of life. We as a community sincerely oppose this construction and current zone conversion to Urban core.

We sincerely request your support on this matter and oppose this construction. Please let us know what we can do from our end to make this not to happen.

Thank You
Vijay Mandem
Ph:(636)-577-4731(Mobile)

Jonathan Raiche

From: VIJAY MANDEM <vmandem@yahoo.com>
Sent: Tuesday, June 21, 2016 10:30 PM
To: Jonathan Raiche
Subject: "Letter of opposition for PZ 05- 2016 Shelbourne"

Jonathan, I live at 319 Oak Stand Court, Chesterfield, MO,63005. Reason for this email is to express my opposition of rezoning and construction by Shelbourne builders. Please consider this email as opposition to this project.

Thank You
Sincerely
Vijay Mandem
Ph:(636)-577-4731(Mobile)

Aimee Nassif

From: Michael Herring
Sent: Tuesday, February 23, 2016 6:10 AM
To: Mike Geisel; Aimee Nassif
Subject: Fwd: Opposition to a senior living facility in Chesterfield

Michael G. Herring, MPA
City Administrator
City of Chesterfield

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

From: Osama Qubaiah <qubaiaho@yahoo.com>
Date: 02/22/2016 10:34 PM (GMT-06:00)
To: info <info@chesterfield.mo.us>
Subject: Opposition to a senior living facility in Chesterfield

Hi,
I'm writing this email so it can reach to Mayor Bob Nation. I don't know if such an email should be sent to this address, so if it shouldn't please let me know where to send it to.

I would like to express my total opposition to have a senior living facility built in Chesterfield, on the southeast corner of Baxter Rd and Wild Horse Creek. Such a project will negatively affect the all residential communities in the area. It will make it not safe for our children any more. It will create a lot of noise, mainly caused by service vehicles and ambulances. It will more than likely drive the value of the houses in the area down, which will eventually decrease tax revenue with its subsequent bad effects on the public schools system.

Thank you very much.

Sincerely,
Osama Qubaiah
364 Oak Stand Path
Chesterfield, MO 63005

Aimee Nassif

From: Bob Nation
Sent: Sunday, February 28, 2016 8:32 PM
To: BHAT, SANJEEV M [AG/1000]
Cc: Connie Fults; Bruce DeGroot; Aimee Nassif; Mike Geisel
Subject: Re: Proposed Building at Baxter and Wildhorse Creek

Follow Up Flag: Flag for follow up
Flag Status: Completed

Sanjeev,

Thank you for your input regarding the potential development by Shelbourne. As you may know, the city has yet to receive an application for this development. Additionally, the mayor has no vote unless there would be a tie vote at the council level. I notice that your subdivision is scheduled to have a homeowner's meeting in a few days. If our staff were invited, perhaps they could provide information regarding the zoning process that would be required.

Thanks again for your input. I have received a few other e-mails similar to yours and will respond likewise to them.

Sent from my iPhone

> On Feb 22, 2016, at 9:00 PM, BHAT, SANJEEV M [AG/1000] <sanjeev.m.bhat@monsanto.com> wrote:

>

> Dear Bob,

>

> I am writing to you as a very concerned resident of Reserves at Chesterfield. Our HOA, without consulting the residents of our sub-division, has given approval to a very large building by Shelbourne Healthcare Development Group. This proposed facility will be in backyard of several homeowners on north side of the sub-division and we would be seeing it from our front door. The residents have just come to know about this agreement by our HOA and are rightfully very upset. We had no idea the dealings between HOA were ongoing since November!

>

> I would request guidance from you on how to bring this matter to Chesterfield City formally and have our voices heard.

>

> Best regards,

>

>

> Sanjeev Bhat

>

> Sent from my iPhone

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Jonathan Raiche

From: Sanjeev and Saroja Bhat <bhatsaroja3@gmail.com>
Sent: Sunday, June 19, 2016 8:09 AM
To: Jonathan Raiche
Cc: PreserveChesterfield@gmail.com
Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

Dear Mr Raiche,

We are writing to express our strong opposition to the proposed development at the corner of Baxter and Wildhorse Creek Road.

We believe this development is not fitting with the location and could cause a number of adverse issues for the residents and institutions surrounding it.

We believe a business such as a single story doctor's office complex that operates 9am to 5pm is more suited to this location and would find better acceptance. We believe the proposed development does not even fit Chesterfield's own vision of the masterplan!

Please do not approve this rezoning request.

Sincerely,

Sanjeev and Saroja Bhat
356 Oak Stand Path
Chesterfield, MO 63005

Jonathan Raiche

From: Bob Nation
Sent: Sunday, February 28, 2016 8:40 PM
To: Biju Padmanabhan
Cc: Bridget Nations; G Elliot Grissom; Aimee Nassif; Mike Geisel
Subject: Re: Proposed Shelbourne senior assisted living facility in Chesterfield

Follow Up Flag: Flag for follow up
Flag Status: Completed

Biju,
Thank you for your input regarding the potential development by Shelbourne. As you may know, the city has yet to receive an application for this development. Additionally, the mayor has no vote unless there would be a tie vote at the council level. I notice that your subdivision is scheduled to have a homeowner's meeting in a few days. If our staff were invited, perhaps they could provide information regarding the zoning process that would be required.

Thanks again for your input. I have received a few other e-mails similar to yours and will respond likewise to them.

Sent from my iPhone

On Feb 28, 2016, at 8:08 PM, Biju Padmanabhan <biju689@gmail.com> wrote:

Dear Mr. Mayor,

I am writing to express my frustration and disappointment with the proposed plan by Shelbourne Healthcare Development Group to build a senior assisted living with memory care and independent living unit facility on the open lot to the north of the Reserve at Chesterfield, at the intersection of Baxter Rd and Wild Horse Creek Rd.

I am a resident of the Reserve, and my home is located on the street adjacent to the proposed site.

Prior to building our home at the Reserve, I did inquire about this site and future construction plans. At that time the builder mentioned that it will most likely be a commercial building and that it will not be visible from within the community. However, looking at the Shelbourne plan, I am not sure that is not true anymore.

I have two daughters, one a teenager, and the other is getting ready to go to Wild Horse elementary, a block away from the proposed site.

I am deeply concerned with the security and safety of the kids, privacy, and other challenges that come with having to live next to a senior living facility.

I request you to kindly take into account the frustration and common view of all residents of this community and reject the proposed project.

Thanks in advance for taking this into consideration.

Regards,

Biju Padmanabhan
365 Oak Stand Path
Chesterfield MO 63005

Jonathan Raiche

From: Biju Padmanabhan <biju689@gmail.com>
Sent: Thursday, June 16, 2016 4:37 PM
To: Jonathan Raiche
Cc: PreserveChesterfield@gmail.com
Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

Dear Mr Raiche,

I am writing to express my frustration and disappointment with the proposed plan by Shelbourne Healthcare Development Group to build a senior assisted living with memory care and independent living unit facility on the open lot to the north of the Reserve at Chesterfield, at the intersection of Baxter Rd and Wild Horse Creek Rd.

I am a resident of the Reserve, and my home is located on the street adjacent to the proposed site.

Prior to building our home at the Reserve, I did inquire about this site and future construction plans. At that time the builder mentioned that it will most likely be a commercial building and that it will not be visible from within the community. However, looking at the Shelbourne plan, I am not sure that is not true anymore.

I have two daughters, one a teenager, and the other getting ready to go to Wild Horse elementary, a block away from the proposed site.

I am deeply concerned with the security and safety of the kids, privacy, frequent noise due emergency services, and other challenges that come with having to live next to a senior living facility.

I request you to kindly take into account the frustration and common view of all residents of this community act accordingly on this matter.

Thanks in advance for your consideration.

Regards,

Biju Padmanabhan

Address:

365 Oak Stand Path
Chesterfield MO 63005

Aimee Nassif

From: Bob Nation
Sent: Thursday, March 03, 2016 1:56 AM
To: Edgar G
Cc: Bridget Nations; G Elliot Grissom; Connie Fults; Bruce DeGroot; Stephen C. Sachs; Aimee Nassif; Mike Geisel
Subject: Re: #CON 5278 - From Galicia Family

Dr. Galicia and Monica Mills,

Thank you for your input regarding the potential development by Shelbourne. As you may know, the city has yet to receive an application for this development. Additionally, the mayor has no vote unless there would be a tie vote at the council level. I notice that your subdivision is scheduled to have a homeowner's meeting tonight. If our staff were invited, perhaps they could provide information regarding the zoning process that would be required.

Thanks again for your input. I have received a few other e-mails similar to yours and have responded likewise to them.

Best Regards,

Bob Nation
Mayor - City of Chesterfield
314 249-8725

On Mar 3, 2016, at 12:25 AM, Edgar G <egalfer@gmail.com> wrote:

Dear Review Committee Members,

My wife and I live in the north side of the property at the Reserves of Chesterfield Village. We moved here with the information from Pulte stating the land behind our house was a property owned by Sachs and that there was going to be a city Museum built there. We also do have a wooded Reserved area within a few feet away from our house. Because this lot was close to a wooded lot, we had paid an extra amount than what the other lots were going for. We really enjoy the character of the subdivision, they must call it the "Reserves" for good reason because we surely have the beauty of nature in our backyard. There are several subdivisions, churches, and schools within eye distance of the area as well, all of which adds to the feel of a healthy neighborhood community.

We recently learned that Shelbourne Healthcare Development filed a (CON #5278) for approval to build an Assisted Living Facility, Independent Living Facility, and a Memory Care Unit. On line number 14 and 15 of the CON #5278, it specifically stated the neighbors were made of

aware of this project and was supporting it. They were going to forward letters of the support of this project. We were not made aware of this project. We just learned of this two weeks ago.

So what does it mean to have a Nursing home and Memory Care Unit that is vastly large such as the one that is being proposed in this area mean to Wildhorse Creek Road ? It means the surrounding neighborhoods would be exposed to sound pollution that we really do not feel is appropriate in this area. Please recall that when a 911 call is placed for an emergency, not only does ambulance arrive at the scene, there often times will be a police car and a firetruck as well. It is also important to note the acuity level of the population that will live in the area. These patients who will need interventions through the Memory Care Unit have high acuity levels. There will also be a population of patients who will have Psychiatric interventions as well. This added with other comorbidities (stroke, alzheimer, Parkinsons) will mean more emergencies, more calls to be placed in a 24 hour day 7 days per week. We have peaceful neighborhoods around us. WE have families who have young children who need their naps so they could be rested for their next day of school. There are two schools, daycare, and a church just a few feet away from where this building is to be built. What will it mean to them to have such the sound pollution several times a day? Not to mention the health concern for us all. There have been multiple studies that show infectious diseases tend to spread faster in establishments like nursing homes and hospice centers. The trash been will be located within just a few feet from where one of our residents live? The building will destroy the character of the "Reserves of Chesterfield Village" and other surrounding neighborhoods. Given the demographic aging population of the zip code 63017, we truly do believe there is a need for this type of facility and will support it, but will not support one in a peaceful neighborhood community here.

Cordially,

Dr. Edgar E. Galicia and Monica Mills FNP B.C.

Jonathan Raiche

From: Aimee Nassif
Sent: Tuesday, April 26, 2016 5:21 PM
To: Jonathan Raiche
Subject: Fwd: Signed Petitions opposing Project #4516 RS - SHDG Chesterfield LLC (Chesterfield Senior Care)
Attachments: Reserve_con_petitions.pdf; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

From: "Mike Geisel" <mgeisel@chesterfield.mo.us>
To: "Aimee Nassif" <anassif@chesterfield.mo.us>
Subject: **FW: Signed Petitions opposing Project #4516 RS - SHDG Chesterfield LLC (Chesterfield Senior Care)**

For the file.

From: Chesterfield Community [<mailto:preservechesterfield@gmail.com>]
Sent: Tuesday, April 26, 2016 2:30 PM
To: CONP@health.mo.gov
Cc: cityofficials@chesterfield.mo.us
Subject: Signed Petitions opposing Project #4516 RS - SHDG Chesterfield LLC (Chesterfield Senior Care)

VIA EMAIL - PDF OF PETITIONS ATTACHED

April 26th, 2016

Missouri Health Facilities Review Committee
Certificate of Need Program
3418 Knipp Drive, Suite F
Jefferson City, MO 65109

Re: Project# 4516 RS Chesterfield Senior Care

Dear Committee Members,

On behalf of the residents of The Reserve at Chesterfield Village subdivision, whose names and addresses appear on the attached petitions, we are writing to state our STRONG OPPOSITION to the Certificate of Need application ("CON") from SHDG Chesterfield, LLC ("Shelbourne Development") to build Assisted Living/Memory Care/Senior Living center located at 16580 Wild Horse Creek Road, near the Intersection of Wild Horse Creek Road and Baxter Road. Application #4516 includes change of owner, operator and site.

Please note that the petitions attached refer to Project #5278 RS that was filed by the same entity, SHDG Chesterfield, LLC. However, SHDG Chesterfield LLC, realizing the opposition and lack of need, has withdrawn that application. They are back at it again, acquiring a previously approved and unrelated CON at a different site, and asking it to be moved to 16580 Wild Horse Creek Road. While, SHDG Chesterfield LLC is trying to hide under procedural loop holes, it only makes our case stronger that this development has no place in our neighborhood. As you may have seen, it is our conclusion that Project #5278 and #4516 are functionally the same. As such, our opposition to #4516 is rooted in the same facts as #5278.

While Shelbourne provides a valuable service for assisted/senior living, this proposed development is not a good fit for our quiet, peaceful neighborhood, which primarily consists of single family homes, three neighboring schools, two churches, and a community center with recreation facilities. The design of the development likewise does not fit well into the 5 acre tract, as attested to by the need to construct a four-story structure to provide sufficient living space. It would be the only four-story structure along the eight mile expanse of Wild Horse Creek Road end-to-end.

Some of our concerns include:

- Safety and security:

- o We are concerned about the increased traffic and congestion resulting from delivery vehicles, guests, residents, and staff entering and leaving the facility. The proposed facility lies directly on the path along Baxter Road between our subdivision and elementary schools that our children attend and the JCC recreational services (outdoor and indoor swimming pools, basketball courts, exercise gym) which we utilize. When the weather warms residents and their children walk, jog, and bicycle along Baxter Road. The intersection of Baxter and Wild Horse Creek Roads is already busy. The additional congestion from cars and trucks accessing the proposed facility poses an even greater safety risk. Considering its 24/7 operation, that risk extends into the evenings and weekends as well.

- o The proposed facility will have visits from ambulances and other emergency vehicles, and we are concerned that high speed emergency response vehicles pose an accident threat to our neighborhood and residents, particularly children.

- o We are concerned with the increased potential for trespassing in our neighborhood. The proposed facility includes 94 independent living suites for ambulatory seniors. Because the facility itself will occupy much of the available land there will be little green space for seniors and their families to go out for a stroll or walk for exercise. The only available sidewalk without needing to cross the busy Baxter/Wild Horse Creek intersection takes walkers up along Baxter Road into our subdivision (see attached map). Although we welcome visitors, the potential for increased trespassing must also be acknowledged.

- Medical Waste: The proposed facility will care for dementia/Alzheimer patients as well as assist seniors with their medications. Such activities lead to medical waste which must be handled and disposed of with caution. No matter best intentions and practices, accidents happen, which could become a health hazard to the residents within the immediate area.

- Noise (Fire, Ambulance, Delivery Vehicles) and Aesthetics: There is no question that the

proposed facility will generate noise to adjoining houses: emptying trash dumpsters, delivery trucks, sirens. Likewise, although Shelbourne agreed to provide the subdivision with monies to plant trees to reduce the visual pollution, we still believe that the property value of our homes will be negatively impacted by the construction of the facility.

The Reserve at Chesterfield Village subdivision consists of 111 homes. As evidenced by the attached petitions, owners of 75 homes oppose this proposed development.

We request that the MHFRC DENY SHDG Chesterfield LLC's CON changes (Project# 4516 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road.

Regards,

Residents of Reserve at Chesterfield Village

Ramana Madupalli, Sathish Makkapati, Srinivas Yanamanamanda, Kishen Surapaneni, Pravin Khanna, and all 70 other residents who signed this petition

PETITION to the Missouri Health Facilities Review Committee

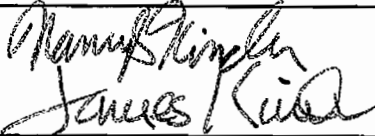

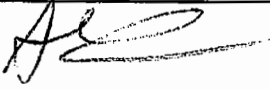
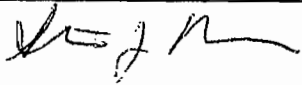
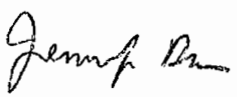
(MHFRC)

Project# 5278 RS – Shelbourne Senior Living

We, the citizens of Chesterfield, Missouri, sincerely submit to the Missouri Health Facilities Review Committee (MHFRC) that we **OPPOSE** the Certificate of Need application ("CON") from SHDG Chesterfield, LLC ("Shelbourne Development") to build Assisted Living/Memory Care/Senior Living Center at 16580 Wild Horse Creek Road, near the Intersection of Wild Horse Creek Road and Baxter Road.

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We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

Name	Address	Signature
JAMES KINDER NANCY KINDER	406 DAK STAND PATH	
IREN KALATHIL BINDU KALATHIL	468 Maple Rise path	
ANDY CHENIT	489 Maple Rise path	
Steven Richards	412 Maple Rise Path	
Jennifer Brin Robert Brin	421 Maple Rise path	

PETITION to the Missouri Health Facilities Review Committee

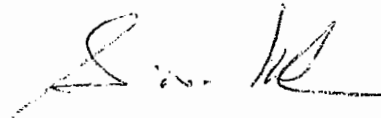
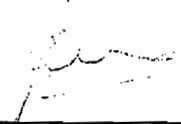

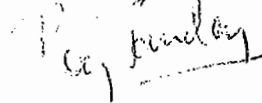
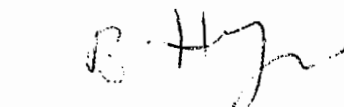
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Name	Address	Signature
Kishen Suraganeni	345 Oak Stand Path Chesterfield MO 63005	
Sharad Pandey	381 Oak Stand Path Chesterfield, Mo, 63005	
Biju Padmanabhan	365 Oak Stand Path Chesterfield MO 63005	
Ray Pandey	357 Oak Stand Path Chesterfield, 63005	
HIMAJA BONHU	339 Oak Stand Path Chesterfield 63005	

PETITION to the Missouri Health Facilities Review Committee

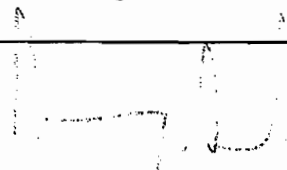
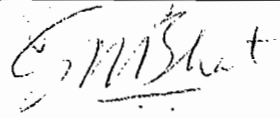
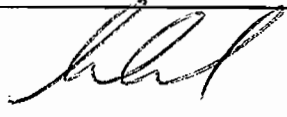
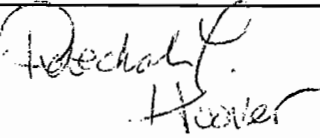

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Name	Address	Signature
Jeremy Sander	353 Oak Stand Path Chesterfield, MO 63005	
SANJEEV BHATT	336 Oak Stand Path Chesterfield, MO 63005	
Osama Guberiala	364 Oak Stand Path Chesterfield, MO 63005	
REBEKAH L. HOOVER	432 WILLOW WEALED PATH CHESTERFIELD MO 63005	
Tim & Barbara ULMASOV	440 Willow Weald Path Chesterfield, MO 63005	

PETITION to the Missouri Health Facilities Review Committee

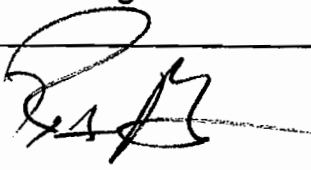
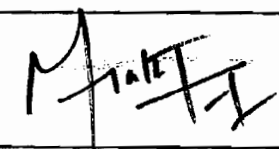
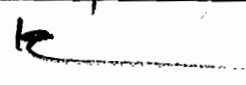


(MHFRC)

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We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

Name	Address	Signature
RYAN MIANO	322 Willow Weald Path Chesterfield, MO 63005	
Sathish Maklapati	327 Oak Stand CT Chesterfield, MO 63005	
KRIS SINGH	328 Willow Weald Path Chesterfield MO 63005	
Eric Hottle	316 Willow Weald Path Chesterfield, MO 63005	
PAT McALEENAN	378 WILLOW WEALD PATH CHESTERFIELD, MO 63005	


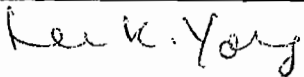
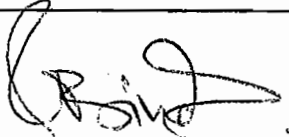
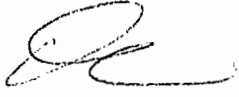
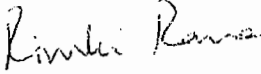
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Name	Address	Signature
Sathish Makkapati Chandana Polneni	327 Oak stand CT	
Lee K. Yong Seow Voon Yew	335 oak stand Ct	
Raj Bindra Sheena Bindra	351 Oak stand Ct.	
Dang Benny Dang Benny	330 Oak Stand Ct	
Rimbi Rama Sameer Rama	343 Oak Stand Ct	

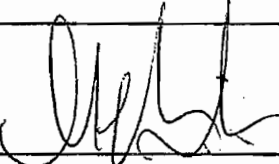
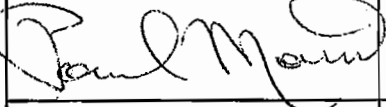

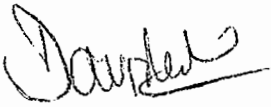
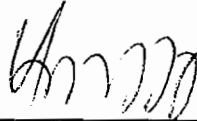

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Name	Address	Signature
Melissa Mason	452 Maple Rise Path Chesterfield MO 63005	
	442 Maple Rise 63005 Path	
DAVID CHEN	425 MAPLE RISE PATH	
ANWAR YUSUF	444 MAPLE RISE PATH	
Karthik Rjee	407 OAK STAND PATH	


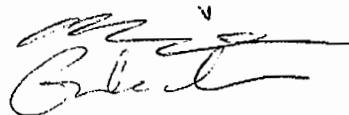
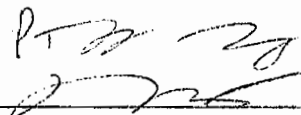
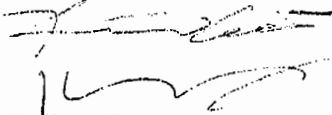
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Name	Address	Signature
Roger Chiu	388 Oak Stand Path Chesterfield, MO 63005	
Ben Shi Guilan Chen	370 Willow Weald path	
Ping Wang Fenglong Liu	331 Oak Stand Path	
Bei Zhang Yue Jin Li	340 Willow Weald Path	Bei Zhang Yue Jin Li
Shirley Xiaoli Guo kun Zhang	455 oak stand Path	

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Ziyi Chen Li Yin	342 Oak Stand Ct.	Ziyi Chen Li Yin
Bill Li Christine Yi	462 Oak stand path	Bill Li Christine Yi
Hang Li David Richards	401 willow weald path	Hang Li David Richards
Alan Wang Fei Wang	463 Oak stand Path	Alan Wang Fei Wang
Xudong Ye Jianrong Yang	418 Maple Rise Path	Xudong Ye Jianrong Yang

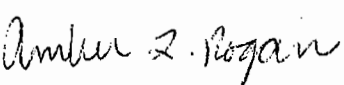
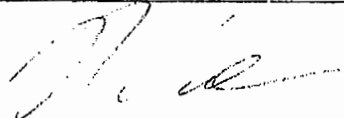
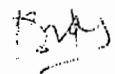
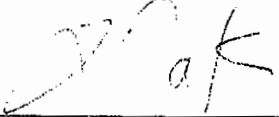

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Ambar Rogan	323 Willow Weald Path	
RAFAEL REZENDE	341 WILLOW WEALD PATH	
Srinivas Darda	349 WILLOW WEALD PATH	
Jausa Cak	355 Willow Weald Path	
Ravi Bhogakji 2. Mahalatchari	361 Willow Weald Path	



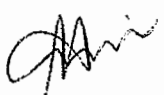
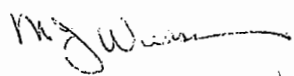
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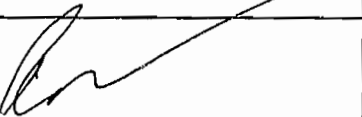
Name	Address	Signature
Kamal Jangirani Uma Jangirani	326 OAK STAND CT Chesterfield, mo 63005	
Vijay Mandem Bharani Mandem	329 Oak Stand Court Chesterfield, MO 63005	Bharani
Batsikh Tsandkhan Munkhsukh Darjpuwaa	312 Oak stand ct chesterfield MO 63005	
Manik Armin Armit Armin	310 oak stand ct Chesterfield MO 63005	
Mike Weissman Marilyn Weissman	334 OAK STAND CT. Chesterfield, mo 63005	

PETITION to the Missouri Health Facilities Review Committee
(MHFRC)
Project# 5278 RS – Shelbourne Senior Living

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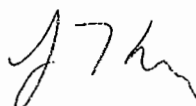

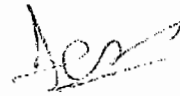
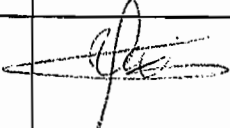

Name	Address	Signature
Ramana Madupalli	311 Oak Stand Ct 63005	
Ram Kumapati	398 Oak Stand Path 63005	
BRENT SLATTEN Brent Slatten	380 Oak Stand Path	
Tony Caracelo	394 OAK STAND Path 63005	
Rob Fuscner	391 oak Stand Path	

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(MHFRC)
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Name	Address	Signature
Jill Thurman Jim Thurman	430 Oak Stand Path	
Pravin Khanna Neeta Khanna	300 Willow Weald Path	
Dhiren Desai Parul Desai	539 539 OAK STAND PATH	
Hernando de Castro Marjabel Troceni	443 Maple Rise Path	
Nelson E. Kimmel	466 Maple Rise Path	

PETITION to the Missouri Health Facilities Review Committee

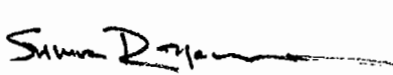
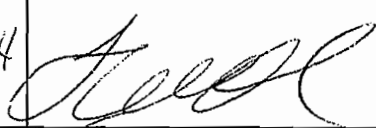

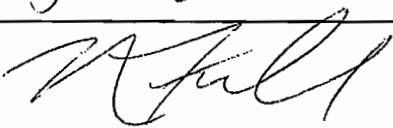
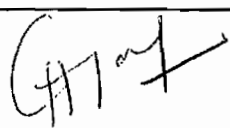
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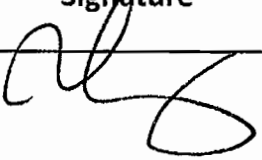
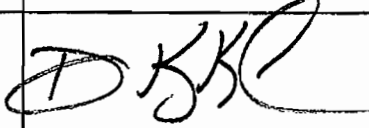
Name	Address	Signature
SRINIVAS & SRILALITHA YANAMANAMANDA	454 Oak Strind Path CHESTERFIELD, MO 63005	
LINDA Gardner Jimmy Mason	434 Maple Rise Path	
JAMES & DEANNA HOLMAN	445 MAPLE RISE PATH	
NOAH and TINA KRUSELL	437 Maple Rise Path	
Praveen Chinta for Niveditha Chinta	453 Maple Rise path	

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(MHFRC)
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Name	Address	Signature
Monica Mills	308 willow weald PATH	
DAN & KRISTA KREKELER	418 willow weald PATH	
VAMSI PALANATI NEELIMA ARUMALLA	378 WILLOW WEALD PATH	N. Neelima

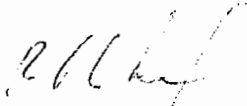
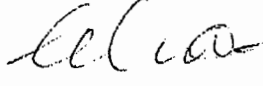
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Name	Address	Signature
Nicholas	428 Maple Rose Path Chesterfield	
LIAGAR AHMED	479 Oak Strand Path Chesterfield	

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Name	Address	Signature
A-U BANIMORE	325 OAK STAND PATH CHESTERFIELD MO 63005	
SHANKAR MAHESH MANAKAL	338 OAK STAND PATH CHESTERFIELD MO 63005-1368	

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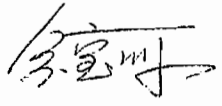
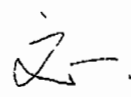
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Name	Address	Signature
Baoli Jin	404 Maple Rise Path. Chesterfield	
Yi Wen	404 Maple Rise Path Chesterfield	

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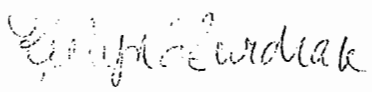
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Name	Address	Signature
Dan & Keelyn Swidrak	371 Willow Weald Path	

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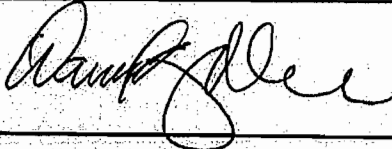
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Name	Address	Signature
DAVID WILSON	411 MAPLE RISE PATH CHESTERFIELD, MO 63005	

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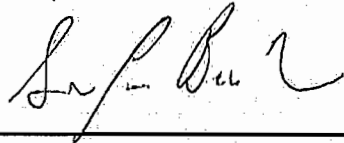
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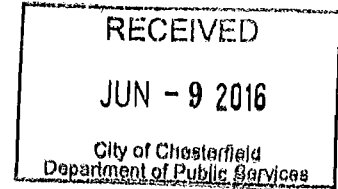
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Name	Address	Signature
Susan Burch	410 MAPLE KISL PATH CHESTERFIELD MO 63005	

June 9th, 2016



Mr. Jonathan D. Raiche, AICP
Senior Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017

Re: P.Z. 05-2016 Wildhorse Baxter Center, C 148B (Shelbourne Senior Living)
Rezoning

Dear Mr. Raiche,

On behalf of the residents of The Reserve at Chesterfield Village subdivision, whose names and addresses appear on the attached petitions, we are writing to state our **STRONG OPPOSITION** to the rezoning application referenced above from SHDG Chesterfield, LLC or any other entities as applicable ("Shelbourne Development") to build Assisted Living/Memory Care/Senior Living center located at 16580 Wild Horse Creek Road, near the Intersection of Wild Horse Creek Road and Baxter Road.

Please note that the petitions attached refer to Project #5278 RS that was filed by the same entity, SHDG Chesterfield, LLC for their Certificate of Need (CON application). However, SHDG Chesterfield LLC, realizing the opposition and lack of need, has withdrawn that application. Since then, they have acquired a previously approved and unrelated CON at a different site, and moved to 16580 Wild Horse Creek Road. While, SHDG Chesterfield LLC is trying to hide under procedural loop holes, it only makes our case stronger that this development has no place in our neighborhood. It is our conclusion that Project #5278 and P.Z. 05-2016 are functionally the same. As such, our opposition to P.Z. 05-2016 is rooted in the same facts as CON#5278.

While Shelbourne provides a valuable service for assisted/senior living, this proposed development is not a good fit for our quiet, peaceful neighborhood, which primarily consists of single family homes, three neighboring schools, two churches, and a community center with recreation facilities. The design of the development likewise does not fit well into the 5-acre tract, as attested to by the need to construct a multi-story structure to provide sufficient living space. It would be the only structure taller than 2-story along the eight-mile expanse of Wild Horse Creek Road end-to-end.

Some of our concerns include:

24/7 Operation: This would be a 24/7 operation with several vehicles, commercial trucks, and ambulances arriving and leaving all the time. This kind of operation dramatically alters our lives and has no place in a predominantly single-family neighborhood. We are proud to be residents of Chesterfield and the healthy lifestyle provided by our neighborhood; and this rezoning application fundamentally alters that.

Safety and security: We are concerned about the increased traffic and congestion resulting from delivery vehicles, guests, residents, and staff entering and leaving the facility. The proposed facility lies directly on the path along Baxter Road between our

subdivision and elementary schools that our children attend and the JCC recreational services (outdoor and indoor swimming pools, basketball courts, exercise gym) which we utilize. When the weather warms residents and their children walk, jog, and bicycle along Baxter Road. The intersection of Baxter and Wild Horse Creek Roads is already busy. The additional congestion from cars and trucks accessing the proposed facility poses an even greater safety risk. Considering its 24/7 operation, that risk extends into the evenings and weekends as well.

- The proposed facility will have visits from ambulances and other emergency vehicles, and we are concerned that high speed emergency response vehicles pose an accident threat to our neighborhood and residents, particularly children.
- We are concerned with the increased potential for trespassing in our neighborhood. The proposed facility includes more than 90 independent living suites for ambulatory seniors. Because the facility itself will occupy much of the available land there will be little green space for seniors and their families to go out for a stroll or walk for exercise. The only available sidewalk without needing to cross the busy Baxter/Wild Horse Creek intersection takes walkers up along Baxter Road into our subdivision. Although we welcome visitors, the potential for increased trespassing must also be acknowledged.

Medical Waste: The proposed facility will care for dementia/Alzheimer patients as well as assist seniors with their medications. Such activities lead to medical waste which must be handled and disposed of with caution. No matter best intentions and practices, accidents happen, which could become a health hazard to the residents within the immediate area.

Noise (Fire, Ambulance, Delivery Vehicles): There is no question that the proposed facility will generate noise to adjoining houses: emptying trash dumpsters, delivery trucks, sirens. Likewise, although Shelbourne agreed to provide the subdivision with monies to plant trees to reduce the visual pollution, we still believe that the property value of our homes will be negatively impacted by the construction of the facility.

The Reserve at Chesterfield Village subdivision consists of **111** homes. As evidenced by the attached petitions, **owners of 75 homes oppose this proposed development.** It should be acknowledged that there are multiple other residents within our own subdivision and other subdivisions that are opposed to this rezoning application.

We request that the City of Chesterfield DENY this rezoning request.

Regards,
Residents of Reserve at Chesterfield Village
Ramana Madupalli, Sathish Makkapati, and all 73 other residents who signed this petition

PETITION to the Missouri Health Facilities Review Committee

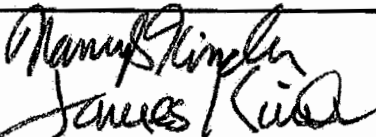
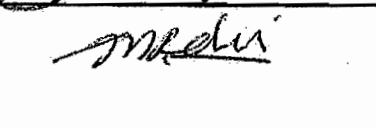
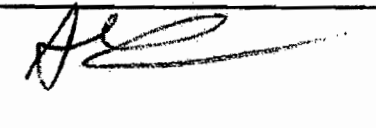
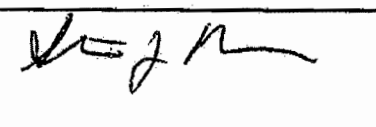
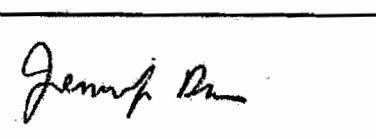
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JAMES KINDER NANCY KINDER	406 DAK STAND PATH	 James Kinder
SIREN KALATHIL BINDU KALATHIL	468, maple Rise path	
ANDY CHENIT	489 maple Rise path	
Steven Richards	412 Maple Rise Path	
Jennifer Brin Robert Brin	421 Maple Rise path	

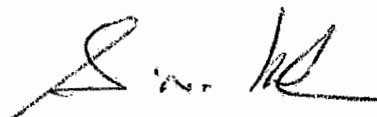

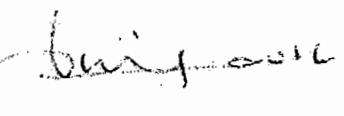

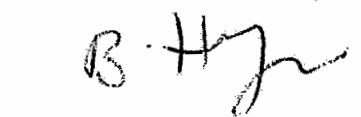
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Name	Address	Signature
Kishen Surapaneni	345 Oak Stand Path Chesterfield MO 63005	
Sharad Pandey	381 Oak Stand Path Chesterfield, Mo, 63005	
Biju Padmanabhan	365 Oak Stand Path Chesterfield MO 63005	
Raj Pandey	357 Oak Stand Path Chesterfield, 63005	
HIMAJA BONITHU	339 oak. stand path chesterfield 63005	


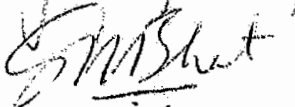
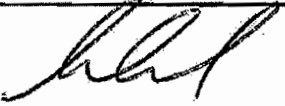
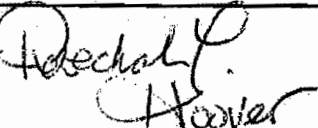

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(MHFRC)

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Name	Address	Signature
Jeremy Sander	353 Oak Stand Path Chesterfield, MO 63005	
SANJEEV BHATT	356 Oak Stand Path Chesterfield, MO 63005	
Osama Guberiali	364 Oak Stand Path Chesterfield, MO 63005	
REBECCA L. HOOVER	432 WILLOW WEALD PATH CHESTERFIELD MO 63005	
Tim & Barbara ULMASOV	440 Willow Weald Path Chesterfield, MO 63005	

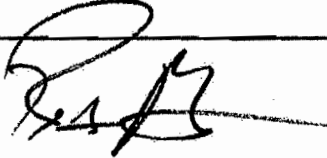
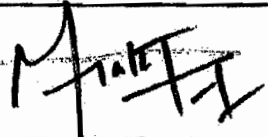


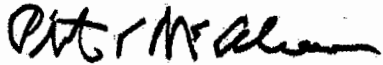
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Name	Address	Signature
RYAN MIANO	322 Willow Weald Path Chesterfield, MO 63005	
Sathish Maklapati	327 Oak Stand CT Chesterfield, MO 63005	
KRIS SINGH	328 Willow Weald Path Chesterfield MO 63005	
Eric Hlutka	316 Willow Weald Path Chesterfield, MO 63005	
PAT McALEENAN	378 WILLOW WEALD PATH CHESTERFIELD, MO 63005	


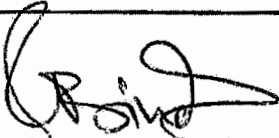
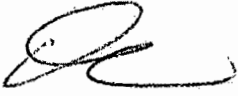
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Name	Address	Signature
Sathish Makkapati Chandana Polneni	327 Oak stand CT	
Lee K. Yong Seow Voon Yew	335 oak stand Ct	Lee K. Yong
Raj Bindra Sheena Bindra	351 Oak stand ct.	
Doug Benny Dawn Benny	350 Oak Stand Ct	
Rimki Rana Sameer Rana	343 Oak Stand Ct	Rimki Rana

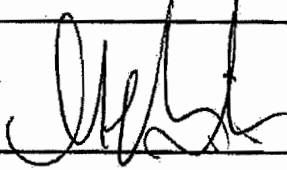

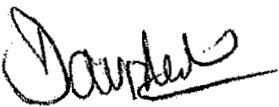
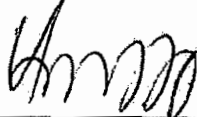

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Name	Address	Signature
Melissa Mason	452 Maple Rise Path Chesterfield MO 63005	
Paul Mann	442 Maple Rise 63005 Path	
DAVID CHEN	425 MAPLE RISE PATH	
ANWAR YUSUF	444 MAPLE RISE PATH	
Karthik Eyer	407 OAK STAND PATH	

PETITION to the Missouri Health Facilities Review Committee


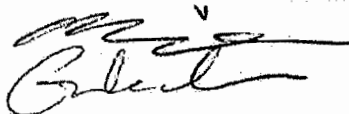
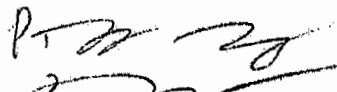
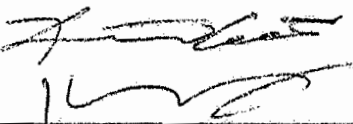
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Name	Address	Signature
Roger Chiu	388 Oak Stand Path Chesterfield, MO 63005	
Ben Shui Guilan Chen	370 Willow Weald path	
Ping Wang Fenglong Liu	331 Oak Stand Path	
Bei Zhang Yue Jin Li	340 Willow Weald Path	Bei Zhang Yue Jin Li
Shirley Xiaoli Guo kun Zhang	455 oak stand Path	

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(MHFRC)

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Name	Address	Signature
Ziyi Chen Li Yin	342 Oak Stand Ct.	Ziyi Chen Li Yin
Bill Li Christine Yi	462 Oak stand path	Bill Li Christine Yi
Hang Li David Richards	401 Willow Weald Path	Hang Li David Richards
Alan Wang Fei Wang	463 Oak stand Path	Alan Wang Fei Wang
Xudong Ye Jiantang Yang	418 Maple Rise Path	Xudong Ye Jiantang Yang

PETITION to the Missouri Health Facilities Review Committee

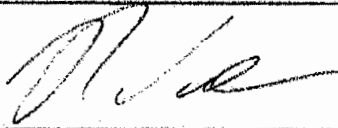
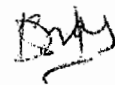

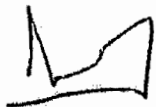
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Name	Address	Signature
Amber Rogan	323 Willow Weald Path	Amber A. Rogan
RAFAEL REZENDE	341 WILLOW WEALD PATH	
Srinivas Dodda	349 WILLOW WEALD PATH	
Taura Oak	355 Willow Weald Path	
Ravi Bhogaxji	361 Willow Weald Path	

2 Mahalatchmi

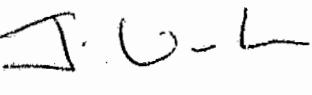

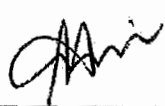
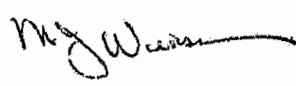
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
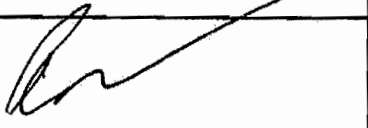
Name	Address	Signature
Karan Jaguramudi Uma Jaguramudi	326 OAK STAND CT Chesterfield, MO 63005	
Vijay Mandem Kharvani Mandem	319 Oak Stand Court Chesterfield, MO 63005	Kharvani
Batsukh Tsendkhuu Munkhsukh Darjpuwan	318 Oak stand ct chesterfield MO 63005	
Manik Amin Armit Amin	310 oak stand ct Chesterfield MO 63005	
Mike Weissman Marilyn Weissman	334 OAK STAND CT. Chesterfield, MO 63005	

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Ramana Madupalli	311 Oak Stand Ct 63005	
Ram Kumpati	398 Oak Stand Path 63005	
BRENT SLATTEN Brent Slatten	380 Oak Stand Path	
Tony Caracelo	394 OAK STAND 63005	
Rob Fusener	391 Oak Stand Path	

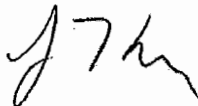


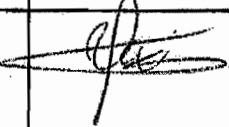

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Jill Thurman Jim Thurman	430 Oak Stand Path	
Pravin Khanna Neeta Khanna	300 Willow Weald Path	
Dhiren Desai Parul Desai	45 539 OAK STAND PATH	
Hernando de Castro Maribel Troconis	443 Maple Rise Path	
Nelson E. Kimmell	466 Maple Rise Path	

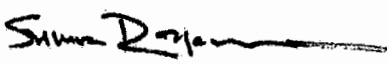
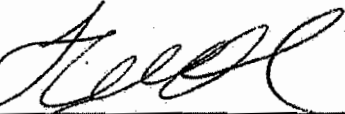
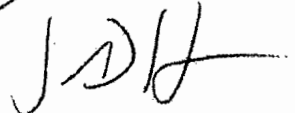
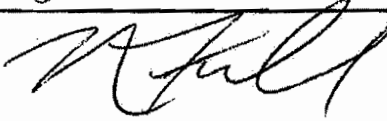
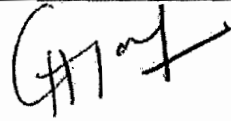
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Name	Address	Signature
SRINIVASA SRILALITHA YANAMANAMANDA	454 Oak Street Path CHESTERFIELD, MO 63005	
LINDA GARDNER Jimmy Mason	434 Maple Rise Path	
JAMES & DEANA HOLMAN	445 MAPLE RISE PATH	
NOAH and TINA FROSELL	437 Maple Rise Path	
Praveen Chintu Niveditha Chintu	453 Maple Rise path	

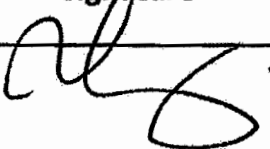
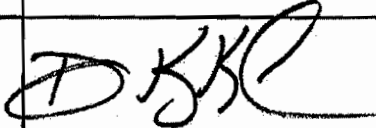
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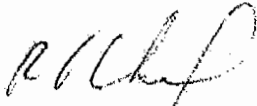

Name	Address	Signature
Donica Mills	308 willow weald PATH	
DAN & KRISTA KREKELER	418 willow weald Path	
VAMSI PALANATI NEELIMA ARUNALA	378 WILLOW WEALD PATH	N. Neelima

PETITION to the Missouri Health Facilities Review Committee
(MHFRC)
Project# 5278 RS – Shelbourne Senior Living

We, the citizens of Chesterfield, Missouri, sincerely submit to the Missouri Health Facilities Review Committee (MHFRC) that we **OPPOSE** the Certificate of Need application ("CON") from SHDG Chesterfield, LLC ("Shelbourne Development") to build Assisted Living/Memory Care/Senior Living Center at 16580 Wild Horse Creek Road, near the Intersection of Wild Horse Creek Road and Baxter Road.

One of the many reasons is that our neighborhood kids go to Wild Horse Elementary, Ascension School and child care facility located within Jewish Community Center. Kids' safety is a great concern to us as the proposed project location is right across from all these schools. This project will also cause a great deal of disturbance to our kid's learning abilities as the noise generated by frequent emergency services may have a negative impact on their academics. No matter how best the medical waste is disposed, it could very well become a health hazard to the residents with in the immediate area. Overall, this project does not seem to be a good fit in our peaceful neighborhood, which is primarily single family homes, schools, churches etc.

We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

Name	Address	Signature
Nicholas	428 Maple Rose Path Chesterfield	
LIAGAR AHMED	479 Oak Stound Path Chesterfield.	

PETITION to the Missouri Health Facilities Review Committee



(MHFRC)

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Name	Address	Signature
A-10 BANIMORE	325 OAK STAND PATH CHESTERFIELD MO 63005	
SHANKAR MAHESH MANAKKAL	338 OAK STAND PATH CHESTERFIELD MO 63005-1368	

PETITION to the Missouri Health Facilities Review Committee

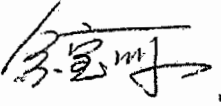
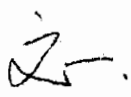
(MHFRC)

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Name	Address	Signature
Baoli Jin	404 Maple Rise Path. Chesterfield.	
Yi Wen	404 Maple Rise Path Chesterfield.	

PETITION to the Missouri Health Facilities Review Committee

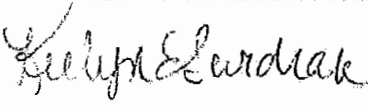
(MHFRC)

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Name	Address	Signature
Dan & Keelyn Swidrak	371 Willows Weald Path	


PETITION to the Missouri Health Facilities Review Committee
(MHFRC)

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We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

Name	Address	Signature
David Wilson	411 Maple Ridge Court Chesterfield, MO 63005	


PETITION to the Missouri Health Facilities Review Committee
(MHFRC)

Project# 5278 RS - Shelbourne Senior Living

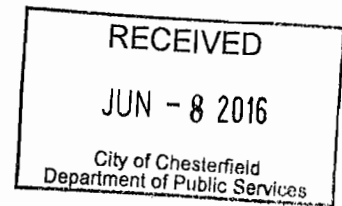
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We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

Name	Address	Signature
Susan Burch	410 MADISON GLEN PATH SPRINGFIELD MO 65908	

Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning



Hi,

We are residents at the Reserve in Chesterfield, on the corner of Wild Horse Creek Rd and Baxter Rd. I'm writing to you regarding the proposed building of Assisted Living plus Memory Care plus Senior Living center located at 16580 Wild Horse Creek Road, at the intersection of Wild Horse Creek Rd and Baxter Rd (Opposite to Ascension School and Jewish Community Center). My understanding is that your Board will be discussing a CON application submitted by the developer in March 2016. I wanted to voice my absolute and complete objection to building such a project next to our neighborhood. Of note, the current zoning ordinance on the proposed site DOES NOT allow an assisted living facility.

While Shelbourne (developer) provides a valuable service for assisted/senior living, this proposed development does not seem to be a good fit in our peaceful neighborhood, which has primarily single family homes, schools, churches etc.

The proposed project will have the following negative effects on our community.

- Safety and security concerns:
 - Our neighborhood kids go to Wild Horse Elementary, Ascension school and child care facility located within Jewish Community Center. Kid's safety is a great concern as the proposed project location is right across from all these schools. The proposed project will cause a great deal of disturbance to our kid's learning abilities because of the noise generated by frequent ambulance and fire engine, negatively impacting their academic achievement
 - Emergency vehicles need to travel at high speeds to assist the new facility posing a threat to the kids and others in the neighborhood
 - Decreased privacy to the adjacent families. Also, with a 24 hour facility right next to the neighborhood, there is a potential threat of trespassing and increased crime rate
 - Increased traffic and accidents

- Medical Waste handling challenges. No matter how best the medical waste is disposed of; it will become a health hazard to the residents within the immediate area. Moreover the proposed project also causes the surrounding areas to be less desirable to live in

- Such a project will lead to a decline in home values in the area
- Noise Pollution (Fire, Ambulance, Delivery Vehicles)
 - There are multiple schools and neighborhoods close by that will be impacted by the noise from increased frequency of emergency vehicles travelling through the neighborhood
- This project will lead to a decrease in public services response time (Fire and Ambulance)
- Construction Pollution, which is proposed to be up to two (2) years

I urge you to please deny granting a CON certificate to this developer for this project for the above reasons.

Thank you very much for your help to keep Chesterfield beautiful.

Sincerely,

Osama Qubaiah and Dima Sawalha

364 Oak Stand Path

Chesterfield, MO 63005

Cell 314 422 1448

Jonathan Raiche

From: ping wang <pingwang72@hotmail.com>
Sent: Wednesday, June 08, 2016 10:13 PM
To: Jonathan Raiche
Cc: PreserveChesterfield@gmail.com; Fenglong Liu
Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

Dear Mr. Raiche,

We are current residents of The Reserve at Chesterfield Crossing located in the city of Chesterfield. This quiet neighborhood has provided us with excellent schools and a safe environment to raise a family; however, we recently learned that Shelbourne Healthcare Development Group has just filed a rezone requesting for approval to build a monstrous 4-story facility with 51 ALF beds for memory care and assisted living plus 94 independent living units on a small 5.2-acre site at [16580 Wild Horse Creek Road, Chesterfield, MO](#).

We and many other residents in the nearby communities are concerned for the safety and security of our families as the proposed facility will create more hazards for traffic accidents, cause medical waste disposal problems, impose pressure on emergency response services as well as introduce light and noise pollution to the neighborhood composed of almost exclusively low-profile (2-story and lower) single family houses, schools, churches and community centers.

We strongly believe that the 24/7 nature of operations for this type of business is not compatible with the current peaceful residential settings and the development should be recommended to an alternate location. We sincerely request the committee to review our concerns regarding the current proposal and support our position by rejecting Shelbourne's project.

Thank you for your time and please feel free to contact us via email or phone.

Best Regards,

Fenglong Liu & Ping Wang

[331 Oak Stand Path](#)

[Chesterfield, MO 63005](#)

636-778-1328

Jonathan Raiche

From: Yi Wen <yi.wen.08.08.2008@gmail.com>
Sent: Thursday, June 09, 2016 12:51 AM
To: Jonathan Raiche; PreserveChesterfield@gmail.com
Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

This is to issue my statement of opposition of the indicated project. Because I am out of the country, I am unable to participate in the hearing. I would like to thank all the representatives working on my behalf.

Yi Wen & Baoli Jin
404 Maple Rise Path
Chesterfield, MO 63005

Jonathan Raiche

From: Li, Hang <hang.li@citi.com>
Sent: Friday, June 10, 2016 2:17 PM
To: Jonathan Raiche
Cc: 'PreserveChesterfield@gmail.com'
Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

Importance: High

Dear Mr. Raiche,

My wife and I, together with our two young children (ages 4 and 7), live in the Reserve at Chesterfield located in the city of Chesterfield, MO. We are truly grateful for this quiet neighborhood with its excellent schools and overall safety.

We have recently been informed that Shelbourne Healthcare Development Group filed a rezoning request for approval to build a senior center with over 150 beds to house independent living units and "memory care" units. As a medical physician who takes care of patients in similar environments, I am opposed to having such a facility located in the middle of a residential area. The area that is being proposed for this project has nearby daycare facilities, elementary schools, and a community center located directly across the street (JCC of Chesterfield). Despite any promises made regarding proper and timely disposal, these facilities produce large amounts of medical waste that pose a risk to our children. In addition, the residents at these facilities have multiple, chronic severe medical problems that will result in frequent emergency 911 calls for transport to the ER. This will create a disturbance in terms of both traffic congestion and noise.

My wife and I feel very strongly that this facility does not belong in our neighborhood. We would like to request your favorable consideration to reject the application by Shelbourne.

Thank you for having the best interest of the Chesterfield residents in mind in advance.

David Richards and Hang Li

401 Willow Weald Path
Chesterfield, MO 63005

Jonathan Raiche

From: MJW <mjw2@charter.net>
Sent: Friday, June 10, 2016 4:59 PM
To: Jonathan Raiche
Cc: preservechesterfield@gmail.com
Subject: Letter of Opposition - PZ 05-2016Shelbourne Rezoning

Dear Mr. Raiche:

I am writing to let you know that my family and I are strongly opposed to the Shelbourne project and the rezoning. My opposition is for the following reasons:

1. We live in a residential neighborhood with lots of young families with small children. We certainly do not need a senior living/memory care/assisted living facility as a neighbor. This facility does not blend in with the neighborhood. We are in an area that has churches, pre-schools, an elementary school, and the JCCA. Shelbourne's proposal will disrupt the family environment of our neighborhood with a 24 hour a day facility. There will be noise from ambulances, increased traffic on a two lane road, medical waste, and the possibility of a patient getting out of the facility and roaming our neighborhood and streets.
2. The majority of the residents in our subdivision, as well as the neighboring subdivisions, do not want this project. There is already a similar type facility going in just a mile or so down the road on Chesterfield Parkway and an existing facility on Clarkson Rd. near Baxter Rd. There are also several other senior care facilities along Highway 64 as well as Highway 141. Enough is enough.

I hope you will seriously consider the wishes of the majority of the residents in the area and do not allow this project to go thru. Thank you for your consideration.

Mike Weissman
334 Oak Stand Ct.
Chesterfield, MO 63005

Jonathan Raiche

From: Chen Liu <phym2@hotmail.com>
Sent: Friday, June 10, 2016 3:05 PM
To: Jonathan Raiche
Cc: PreserveChesterfield@gmail.com
Subject: Letter of Opposition - PZ05-2016 Shelbourne Rezong

Dear Mr. Raiche,

We are writing to voice our opposition to possible rezoning request of a 5.2-acre site at the intersection of Baxter and Wild Horse, filed by Shelbourne Healthcare Development Group.

We strongly believe the selected location does not fit the nature of the facility to be built. The surrounding neighborhood is primary residential homes, with a church, several schools and a fitness center in between. The current zoning honors the setting and context of the neighborhood, and ensures a quiet and safe environment of the residences. A 24x7 business facility with a 4-story building and underground parking is out of place given the architectural context of the surrounding neighborhoods. The closeness in distance between the facility and nearby schools brings possible chances of an ambulance running into a school bus on the road, this is not merely a convenience; it is a safety threat to peoples on both buses.

Meanwhile we understand the possible necessity for a senior living facility. There are other sites available in Chesterfield not surrounded by residential buildings and schools, convenient to access at the same time. We believe that is where the facility should be built.

Thanks for you time and kind consideration!

Best Regards,
Libo Zhang & Chen Liu
263 Cheval Square Drive
Chesterfield MO 63005

Jonathan Raiche

From: DonLoefflerCharter <donloeffler@Charter.net>
Sent: Saturday, June 11, 2016 11:05 AM
To: Jonathan Raiche
Cc: preservechesterfield@gmail.com
Subject: Opposed to Shelbourne Rezoning PZ 05-2016

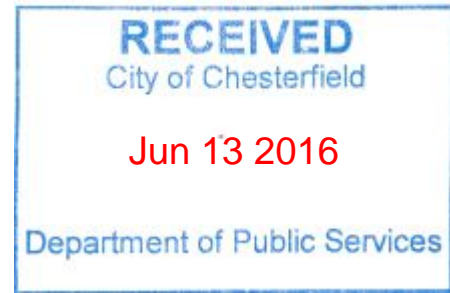
Jonathan Raiche:

This letter is to let you know that my wife and I are opposed to the above listed rezoning and the construction of the proposed Senior Care Living facility phase 1 and 2. We object to this for the following reasons:

1. This large 4+ towering building will be adjacent to or in line of sight to single family homes destroying the setting of a residential neighborhood.
2. The density of proposed projects (67 bed assisted living, 94 independent living, parking & infrastructure are too large for these small plot(s) of real-estate.
3. There will be severely increased Noise Pollution from large air handling/ HVAC equipment, material handling and refuse disposal noise, increased emergency vehicle noise.
4. Pedestrian Traffic will be a horrendous nightmare with twenty four hour per day operation (staff traffic, emergency services, HVAC, lighting, etc.), this is unacceptable.
- 5 There will be increased Lighting Pollution from building and parking light structures.
6. A severely loss of green space to the surrounding houses and community.
7. Excessive and increased Noise, dirt and traffic from a multiyear construction project.
8. The increased traffic and wear and tear on city infrastructure will further deteriorate the streets, requiring greater expansion and enlargement.
9. There will be a severe reduction in surrounding Residential home values for all the above reasons.

We are willing to do whatever it is necessary to stop this rezoning and the construction of this project. Please confirm receipt of this letter and offer any suggestion you may have for us to stop the rezoning and construction.

Donald Loeffler
Laurel Jacobson
314 Shetland Valley Ct.
Chesterfield, MO 63005
Home: 636-519-1705
Cell: 314-650-9360
e: donloeffler@charter.net



Jonathan Raiche, Senior Planner
City of Chesterfield, Missouri
690 Chesterfield Parkway West
Chesterfield, MO 63017

RE: P.Z. 05-2016 Wildhorse Baxter Center, C 148B (Shelbourne Senior Living) Rezoning Application

Dear Mr. Raiche,

As you know, the Shelbourne project has caught the attention of many area residents, including those of The Reserve at Chesterfield Village and the [St. Louis Post-Dispatch](#).

On June 01, 2016, a recently formed volunteer group, Preserve Chesterfield, comprised primarily of residents from this subdivision, called a meeting at Chesterfield City Hall to outline a strategy and recruit volunteers to demonstrate their opposition to the Shelbourne project. This resident group secured a signed petition from 79 households, and sent an electronic survey to 92 households of which 88% were in opposition to the project.

At the request of this resident group, the Board has agreed to document their common concerns, and to provide them to the City in the hope that you will include this information in your staff report to the Commission and make recommendations with it in mind.

There are residents that support the project, and as such we have documented their point of view as well.

Concerns with the Project:

These concerns were documented as a result of the aforementioned survey and direct feedback to the board.

- 1. Inconsistent Use:** Even the fairly broad existing C8 zoning doesn't allow an assisted living facility which creates the impact of multi-family, a medical facility and commercial uses such as a restaurant and office building all on one property. This is not a good fit with the existing, quiet neighborhood uses of single family homes, schools, churches, and a community center nearby.
- 2. Building Height:** If approved as proposed, the building would be the only four-story structure along the entire eight-mile length of Wild Horse Creek Road. Again, this is inconsistent with the surrounding area. The apparent need to construct a four-story structure seems to illustrate that the property is not large enough to accommodate the development. Additionally, a very significant issue is that the height of the building will make is visible from not only the adjacent homes, but most properties along Willow Weald Path, Oak Stand Path, and Oak Stand Ct. This visual obstruction is not consistent with the feel of a residential neighborhood that backs onto a Riparian nature corridor.
- 3. Waste Location:** The facility's density will result in a significant amount of waste being produced including organic/food waste. The developer plans to store this waste in the rear and sides of the facility. This will be a significant negative impact on the neighboring households and has the potential to impact the neighborhood from a smell perspective.
- 4. Medical waste:** The proposed facility will care for dementia/Alzheimer patients as well as assist seniors with their medications. Such activities lead to medical waste which must be handled and disposed of with caution. No matter best intentions and practices, accidents happen, which could become a health hazard to the residents, particularly children, within the immediate area.

5. **Strain on Emergency Services:** Industry statistics indicate that there will be between one and three emergency service visits per unit per year. It is believed this will put significant pressure on emergency services, increasing response times and impacting patient care.
6. **Noise:** The 24hr nature of this facility and the resulting shift work, will result in noise from employees coming and going with their parking being located along the side and rear of the building. Also, as mentioned above, there will be a significant increase in emergency vehicle trips in the area, which will bring increased siren noise. In addition, the extensive food service operations mean more trash and delivery truck noise than a typical commercial development.
7. **Traffic:** The intersection of Baxter and Wild Horse Creek Roads is already busy and somewhat hazardous to pedestrians. It is believed that the additional traffic and congestion from delivery vehicles, guests, residents, and staff entering and leaving the facility as well as the high speed of emergency vehicles will increase the number and severity of accidents. Considering its 24/7 operation, that risk extends into the evenings and weekends as well.
8. **Trees/ Reserve:** The Riparian nature corridor and very large trees directly to the east of the property in question are a big part of what makes this a beautiful area to live in. Given the size and orientation of the proposed facility, there could be a loss of some of the very large trees within the tree line which is impossible to replace with city re-planting ratios.
9. **Property values:** Potential decline in home values to the immediate adjacent homes, and by extension similar homes throughout the neighborhood.

Positives with the Project:

The following is a summary of direct feedback to the board of those who support the project. It should be noted, that even those in support of the project do share the concerns of other residents with respect to building height, building visibility, waste location and tree line. They trust the city will address these issues as an attachment to the re-zoning.

1. **Re-Zoning is a Positive:** Right now the land is C8 zoning which allows all sorts of uses and no ability by the city to impose restrictions other than those embedded in the C8 ordinance and other relevant ordinances. With rezoning, there would be what the city calls an Attachment A which would allow the city, under its ordinances, to put in conditions. Alternatively, if a proposed use comes in that falls under the current C8 zoning, it's then only a matter of processing a site plan. There would be no hearing, no rezoning. While the Planning Commission would review the site plan, if it conformed to the C8 zoning and applicable regulations it would be approved. As such, a change to residential zoning for the project is good for our area compared to the existing commercial zoning.
2. **The Other Five Acres:** Having a facility like this will likely influence the use of the other property for the better. If both lots were open, the land is sized well for a strip center with restaurants and we would have no influence over those developments under the existing zoning.
3. **Traffic:** The city will look at traffic for such a facility as they do with all proposals. The traffic for this type of facility will likely be less than uses allowed under C8 zoning. Really, there would mostly be staff and deliveries, not a lot of going in and out. Compare both traffic volume and noise for this project versus a 24-hour gas station/mini-mart.

While the Board takes no official position – pro or con – with regard to this project, we ask that you consider the arguments on both sides of the issue when considering Shelbourne's rezoning application, and that you make recommendations with our residents' opinions in mind. We greatly appreciate having the opportunity to communicate feedback from our residents to the City and are available to provide further information or answer any questions you may have.

Sincerely,

The Board of Trustees – The Reserve at Chesterfield Village HOA

Justin Wyse

From: Bunch, Andrea <BunchA@bv.com>
Sent: Monday, June 13, 2016 10:41 AM
To: Jonathan Raiche; Planner-of-the-Day
Cc: Aimee Nassif; preservechesterfield@gmail.com; ryanvanwyk@gmail.com; mcdermott.julia@gmail.com; Dave & Andrea Bunch
Subject: P.Z. 05-2016 Wildhorse Baxter Center C 148B (Shelbourne Senior Living) Rezoning - Reserve at Chesterfield Village HOA
Attachments: RE- P.Z 015-2016 Wildhorse Baxter Center (Shelbourne Senior Living) - Reserve at Chesterfield Village.pdf

Good morning!

I'm one of the trustees on the Board for the Reserve at Chesterfield Village HOA near the proposed Shelbourne Senior Living site. We, the Board, have received quite a bit of feedback on the proposed project and wanted to take the opportunity to consolidate it and pass it on to you. It's our hope that you'll include it in your staff report to the Commission and make any recommendations with it in mind. We are happy to answer any questions you may have and appreciate your time and consideration.

Thanks,
Andrea Bunch

Andrea Bunch, P.E. | Sr Site Acquisition Specialist - Telecommunications Division

Black & Veatch | 16305 Swingley Ridge Road, Suite 230, Chesterfield, MO 63017

+1 636-536-5810 P | +1 636-536-1123 F | BunchA@BV.com

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Jonathan Raiche

From: James Kinder <jnkinder@yahoo.com>
Sent: Sunday, June 12, 2016 8:57 PM
To: Jonathan Raiche; Nancy Kinder; PreserveChesterfield@gmail.com
Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

Listed below are our objections to the new Shelbourne Rezoning.

- Residential Area Invasive concerns:
 - The area is primarily residential, with church, schools, and child care very close by.
 - There are other locations that are zoned commercial, and that would be less invasive to residents, including locations along I-64 and in Chesterfield Valley
- Safety, Security, and Privacy concerns:
 - Our neighborhood kids go to Wild Horse Elementary, Ascension school and child care facility located within JCC. Our children's safety is a great concern as the proposed project location is right across from all these schools.
 - Emergency vehicles may need to travel at high speeds to assist the new facility will pose a safety threat to the kids and others in the neighborhood
 - Also, with a 24 hour facility right next to the neighborhood, there is a potential threat of trespassing and increased crime rate
 - There will be increased traffic and accidents
 - There will be decreased privacy to the families in the adjacent homes
- Medical Waste Handling concerns:
 - No matter how best the medical waste is disposed, it could very much become a health hazard to the residents within the immediate area
- Home Values concerns:
 - Potential decline in home values in the area
 - Development will cause the surrounding residential areas to be less desirable, reducing our ability to sell our homes efficiently
- Noise Pollution concerns (Fire, Ambulance, Delivery Vehicles):
 - There are multiple schools and neighborhoods close by that will be impacted by the noise from increased frequency of emergency vehicles travelling through the neighborhood
 - It will cause a great deal of disturbance to our kid's learning abilities as the noise generated by frequent ambulance and fire engine service may have a negative impact on their academics
- Public Services Response Times concerns:
 - Potential decrease in public services response time (Fire, Ambulance, and Police)
- Air Pollution Concerns:

- Increased air pollution during construction - up to two (2) years
- Long-term increased air pollution due to increased traffic

- Traffic Congestion concerns:
 - Increased traffic congestion during construction - up to two (2) years
 - Long-term increased traffic congestion

Thank you for your consideration in this matter.

James and Nancy Kinder

406 Oak Stand Path

Jonathan Raiche

From: Chris Meyer <clameyer@sbcglobal.net>
Sent: Wednesday, June 15, 2016 6:14 AM
To: Jonathan Raiche
Cc: preservechesterfield@gmail.com
Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

TO WHOM THIS CONCERNS:

I am writing in strong opposition for this building to be built so near to residence homes for the reasons listed below but mainly for the smells that will travel and linger in the air around the area and not to mention the infestation of roaches and rodents that will occur. It is just too close to people who paid good money to live in this nice clean area.

This plan for a multi story business in this area should have never gotten approved in the first place and no matter how much money is involved, this plan for this business needs to be reconsidered and moved elsewhere away from a residential area.

Other concerns are listed below:

Large 4+ towering building adjacent to or in line of sight to single family homes
Increased Noise Pollution from large air handling/ HVAC equipment, material handling and refuse disposal noise, increased emergency vehicle noise.

Increased Noise, dirt and traffic from a multiyear construction project.

Increased traffic and wear and tear on city infrastructure.

Reduction in surrounding Residential home values for all the above reasons.

**Christine Meyer
391 Shetland Valley Court
Chesterfield, MO 63005**

infrastructure on a small plot(s) of real-estate)

- o Increased Noise Pollution from large air handling/ HVAC equipment, material handling

and refuse disposal noise, increased emergency vehicle noise.

- o Twenty four hour per day operation (staff traffic, emergency services, HVAC,

lighting,etc.)

- o Increased Lighting Pollution from building and parking light structures.

- o Loss of green space to the community.

- o Increased Noise, dirt and traffic from a multiyear construction project.

- o Increased traffic and wear and tear on city infrastructure.

- o **Reduction in surrounding Residential home values for all the above reasons.**

Jonathan Raiche

From: bill li <bill246li@yahoo.com>
Sent: Sunday, June 19, 2016 10:05 AM
To: Jonathan Raiche; preserveChesterfield@gmail.com
Subject: Letter of Opposition: PZ-05-2016 (#4516) Shelbourne Rezoning

Dear Review Committee,

As current residents of The Reserve at Chesterfield since May, 2010, we are concerned for the safety and security of our families as the proposed facility will create more hazards for traffic accidents, cause medical waste disposal problems, impose pressure on emergency response services as well as introduce light and noise pollution to the neighborhood composed of almost exclusively single family houses, schools, churches and community centers.

We strongly believe that the 24/7 nature of operations for this type of business is not compatible with the current peaceful residential settings and the development should be recommended to an alternate location. We sincerely request the committee to review our concerns regarding the current proposal and support our position by rejecting CON #4516.

We request to reject the rezoning (#4516) proposal.

Thank you for your time and considerations.

Best Regards,
Bill & Christine Li
462 Oak Stand Path
Chesterfield, MO 63005
314-456-4429

Jonathan Raiche

From: hong du <hongjing882003@yahoo.ca>
Sent: Sunday, June 19, 2016 11:28 AM
To: Jonathan Raiche
Subject: Project #4516 RS - Chesterfield Senior Care

Dear Mr. Raiche,

We are current residents of Chesterfield, who lives in "Chesterfield Farm" subdivision. Our family moved to this subdivision in 2006, and I personally take pride to be part of the subdivision and community of Chesterfield.

I am writing this to express our opposition to the Certificated of Need Modifications Application submitted by SHDG Chesterfield, LLC under Project #4516 RS.

The property would cause stress on the homeowners who live in this neighborhood. A senior care facility would not be a good neighbor to the subdivision which has many young families and children. It is also not a good place since the elementary school is near the facility. The noise would be a huge distraction to our neighborhood and school kids.

We request you to consider our concerns and our vehement opposition while evaluating certificate of need. I also appreciate the time and diligence in listening to our growing solicitude.

Best Regards,

Hong Du & Jingjing Yang
Chesterfield Farm resident

Jonathan Raiche

From: Ayotunde Bamimore <drbamimore@yahoo.com>
Sent: Sunday, June 19, 2016 11:42 AM
To: Jonathan Raiche
Cc: Chesterfield Community
Subject: Letter of opposition- PZ 05 2016 Shelbourne Rezoning.

Dear Jonathan Raiche,

I am a concerned resident of the Reserve at Chesterfield crossing located in the city of Chesterfield right at the corner of Wild Horse creek road and Baxter crossing. I am writing this letter to state my opposition to the proposed nursing home that Shelbourne Healthcare plans to build in our neighborhood. Our understanding is that this is several hundred bed nursing home, memory and mental health care facility with some independent senior living facilities. We understood that a certificate of need was filed by the developer and we sent an email to register our opposition to the project . The project was eventually withdrawn only to be re-filed under a different name. The developer now plans to apply for rezoning and we again wish to state our opposition to their plans.

This project will be grossly out of place in this very quiet residential neighborhood and threatens to jeopardize the safety and well being of our children.

Historically (by the Shelbourne developer's account when we had a meeting when them), there is a 911 call an average of once every 3 nights at a smaller facility they have in a different state. This I'm sure results in deployment of ambulances, fire trucks as well as police vehicles. Besides the noise pollution that comes with this, there is the increased traffic of emergency vehicles leading to potential accidents due to the sheer frequency. This in addition would use up/tie up resources for the rest of our community where we have volunteer fire fighters.

The city of Chesterfield in its wisdom set up ordinances to limit the type of institutions/buildings that can be built in this residential neighborhood for a reason and a nursing home would not seem to be among the projects that the city would hope to be built on this piece of land some day.

Please note that we are not being unreasonable stating that we don't want anything built in our backyard. Not at all. We are opposing this particular facility because it will jeopardize rapid response services to the community.

We implore you to consider our concerns and hope you will help in protecting our children's safety by flatly rejecting this re-zoning proposal.

Sincerely

Ayo and Ola Bamimore
325 oak stand path
Chesterfield Missouri
63005
[AYOTUNDE BAMIMORE](#)

Jonathan Raiche

From: Chesterfield Community <preservechesterfield@gmail.com>
Sent: Saturday, June 18, 2016 9:42 AM
To: Jonathan Raiche
Cc: Chesterfield Community
Subject: Fwd: Petition to the MHFRC - Project #5278 RS - Shelbourne Senior Living Center
Attachments: Petition_Chesterfield Farms, Chesterfield, MO.pdf

Dear Mr. Raiche,

On behalf of the residents of The Chesterfield Farms subdivision, whose names and addresses appear on the attached petitions, we are writing to state our **STRONG OPPOSITION** to the rezoning application referenced above from SHDG Chesterfield, LLC or any other entities as applicable ("Shelbourne Development") to build Assisted Living/Memory Care/Senior Living center located at 16580 Wild Horse Creek Road, near the Intersection of Wild Horse Creek Road and Baxter Road.

Please note that the petitions attached refer to Project #5278 RS that was filed by the same entity, SHDG Chesterfield, LLC for their Certificate of Need (CON application). However, SHDG Chesterfield LLC, realizing the opposition and lack of need, has withdrawn that application. Since then, they have acquired a previously approved and unrelated CON at a different site, and moved to 16580 Wild Horse Creek Road. While, SHDG Chesterfield LLC is trying to hide under procedural loop holes, it only makes our case stronger that this development has no place in our neighborhood. It is our conclusion that Project #5278 and P.Z. 05-2016 are functionally the same. As such, our opposition to P.Z. 05-2016 is rooted in the same facts as CON#5278.

While Shelbourne provides a valuable service for assisted/senior living, this proposed development is not a good fit for our quiet, peaceful neighborhood, which primarily consists of single family homes, three neighboring schools, two churches, and a community center with recreation facilities. The design of the development likewise does not fit well into the 5-acre tract, as attested to by the need to construct a multi-story structure to provide sufficient living space. It would be the only structure taller than 2-story along the eight-mile expanse of Wild Horse Creek Road end-to-end.

Some of our concerns include:

24/7 Operation: This would be a 24/7 operation with several vehicles, commercial trucks, and ambulances arriving and leaving all the time. This kind of operation dramatically alters our lives and has no place in a predominantly single-family neighborhood. We are proud to be residents of Chesterfield and the healthy lifestyle provided by our neighborhood; and this rezoning application fundamentally alters that.

Safety and security: We are concerned about the increased traffic and congestion resulting from delivery vehicles, guests, residents, and staff entering and leaving the facility. The proposed facility lies directly on the path along Baxter Road between our subdivision and elementary schools that our children attend and the JCC recreational services (outdoor and indoor swimming pools, basketball courts, exercise gym) which we utilize. When the weather warms residents and their children walk, jog, and bicycle along Baxter Road. The intersection of Baxter and Wild Horse Creek Roads is already busy. The additional congestion from cars and trucks accessing the proposed facility poses an even greater safety risk. Considering its 24/7 operation, that risk extends into the evenings and weekends as well.

- The proposed facility will have visits from ambulances and other emergency vehicles, and we are concerned that high speed emergency response vehicles pose an accident threat to our neighborhood and residents, particularly children.
- We are concerned with the increased potential for trespassing in our neighborhood. The proposed facility includes more than 90 independent living suites for ambulatory seniors. Because the facility itself will occupy much of the available land there will be little green space for seniors and their families to go out for a stroll or walk for exercise. The only available sidewalk without needing to cross the busy Baxter/Wild Horse Creek intersection takes walkers up along Baxter Road into our subdivision. Although we welcome visitors, the potential for increased trespassing must also be acknowledged.

Medical Waste: The proposed facility will care for dementia/Alzheimer patients as well as assist seniors with their medications. Such activities lead to medical waste which must be handled and disposed of with caution. No matter best intentions and practices, accidents happen, which could become a health hazard to the residents within the immediate area.

Noise (Fire, Ambulance, Delivery Vehicles): There is no question that the proposed facility will generate noise to adjoining houses: emptying trash dumpsters, delivery trucks, sirens. Likewise, although Shelbourne agreed to provide the subdivision with monies to plant trees to reduce the visual pollution, we still believe that the property value of our homes will be negatively impacted by the construction of the facility.

We request that the City of Chesterfield DENY this rezoning request.

Regards,

Preserve Chesterfield & Over 80 Residents of Chesterfield Farms

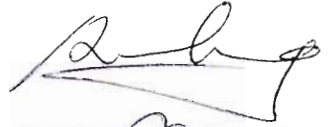





PETITION to the Missouri Health Facilities Review Committee
(MHFRC)

Project# 5278 RS – Shelbourne Senior Living

We, the citizens of Chesterfield, Missouri, sincerely submit to the Missouri Health Facilities Review Committee (MHFRC) that we **OPPOSE** the Certificate of Need application ("CON") from SHDG Chesterfield, LLC ("Shelbourne Development") to build Assisted Living/Memory Care/Senior Living Center at 16580 Wild Horse Creek Road, near the Intersection of Wild Horse Creek Road and Baxter Road.

One of the many reasons is that our neighborhood kids go to Wild Horse Elementary, Ascension School and child care facility located within Jewish Community Center. Kids' safety is a great concern to us as the proposed project location is right across from all these schools. This project will also cause a great deal of disturbance to our kid's learning abilities as the noise generated by frequent emergency services may have a negative impact on their academics. No matter how best the medical waste is disposed, it could very well become a health hazard to the residents with in the immediate area. Overall, this project does not seem to be a good fit in our peaceful neighborhood, which is primarily single family homes, schools, churches etc.

We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

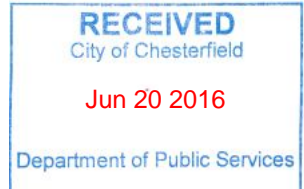
Name	Address	Signature
Hong Du	242 Lansbrooke Dr, Chesterfield MO 63025	
Bo ZHAO	16834 Crystal Springs Dr.	
JING ZHANG	313 Cheval Square Pr.	
JIN LING WU	145 Brighthurst Dr Chesterfield, mo 63005	
Jennifer Russell	203 Lansbrooke Drive Chesterfield, MO 63005	
NARENDRA BUTE	217 Dejournet Dr. Chesterfield, mo, 63005	

Name	Address	Signature
Lisa Bartfeld	16670 Chesterfield Farms Dr	Lisa Bartfeld
Jill Falk	16609 Chesterfield Manor Dr.	Jill Falk
Huamin Ji	16770 Deveronne Cir	Huamin Ji
Craig Hance	117 Brighthurst	Craig Hance
Steve Blasin	16703 Chesterfield Manor Dr	Steve Blasin
Kelly Snider	16809 Meierling Ct	Kelly M. Snider
Xin Pan	1307 Riverdale Circle	Xin Pan
Qingbo Fu	16807 Crystal Springs Dr	Qingbo Fu
SACHIN MANDAT	16663 (West) Chesterfield Farms Dr.	Sachin Mandat
Bill Nitz	16607 CHESTERFIELD FARMS DR	Bill Nitz
Mandar Sawant	27.9 CHEVAL SQ DR	Mandar Sawant
Srinivas Routhuganti	16638 Chesterfield Farms	Srinivas Routhuganti
Ajay Kothuri	240, Lehigh Meadows	Ajay Kothuri

PETITION to the Missouri Health Facilities Review Committee

(MHFRC)

Project# 5278 RS – Shelbourne Senior Living



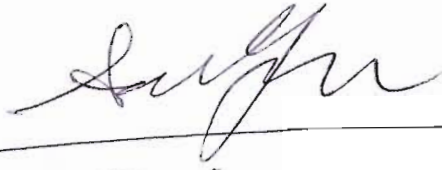

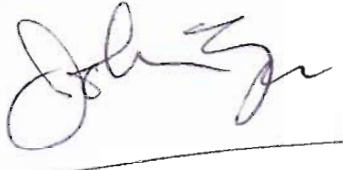
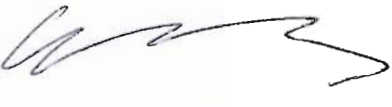

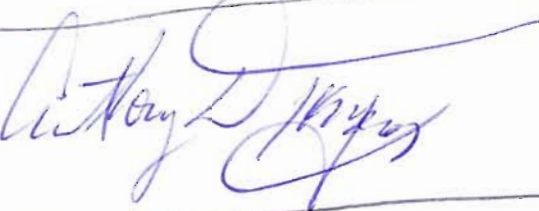
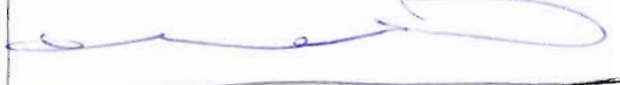


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We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

Name	Address	Signature
Lisa Nifan	16730 Deveronne Circle Chesterfield MO 63005	Lisa Nifan
Jessica Cottzman	250 Lansbrooke Dr. Chesterfield, MO 63005	Jessica Cottzman
Jasmine Chen	16737 Chesterfield Farms Dr. MO 63005	Jasmine Chen
SANJAY KHORANA	16656 Chesterfield Manor Dr Chesterfield MO 63005	Sanjay Khorana
Aaron Shih	16811 Crystal Springs Dr. Chesterfield MO 63005	Aaron Shih
Tania Prie	16703 Deveronne Circle Chesterfield MO 63005	Tania Prie

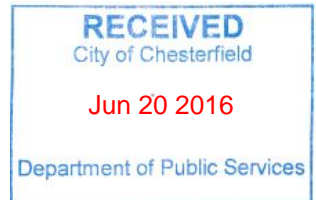
name	address	signature
Kestelle Kieck	160 Brighthurst Dr	
Ed TraffE	196 Brighthurst Dr	
Sabina Yuan	16633 Chesterfield Manor Dr	
Lolin Chen	213 Dejournet Dr	
John Yu	16658 Chesterfield Farms Dr.	
Wei Zhang	16713 Chesterfield Farms Dr.	
Shilpa Swarup Hani Dwivedi	161 Brighthurst Dr.	
<u>ANTHONY</u> Tompa	16610 Chesterfield Farms Dr.	
Leba Shearer	193 Brighthurst Dr	
Anne Kilburn	16801 Meierling Ct	Anne Kilburn

10

PETITION to the Missouri Health Facilities Review Committee

(MHFRC)


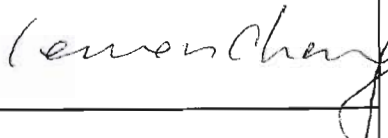

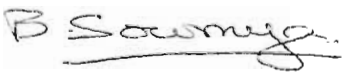

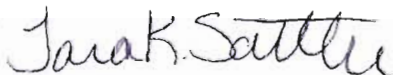
Project# 5278 RS – Shelbourne Senior Living

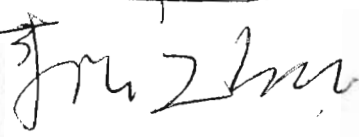




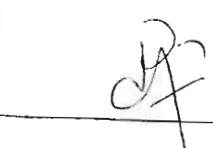



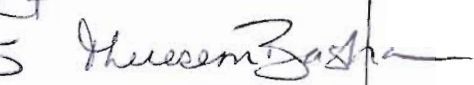




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We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

Name	Address	Signature
Yaniv Ziyron	201 Lchign meadows Chesterfield, MO 63005 DR	
Lewen Chang	16606 Chesterfield Farms Dr. Chesterfield	
Jeannie Law	16671 Chesterfield Farms Dr	
SOWMYA BATCHU	16652 Chesterfield Manor Dr	
Carlos Granado	104 Brighthurst Dr Chesterfield, MO 63005	
Tara Sattler	16734 Chesterfield Manor Chesterfield, MO 63005	

Name	Address	Signature
Jin Zhu	16636 Chesterfield Manor Drive 63005	
Anna Chen LETIAN CHEN	16632 chesterfield manor drive, 63005	
Rebecca Schweizer	16640 Chesterfield Manor Dr. 63005	
KAREN BAILEY	16858 CRYSTAL SPRINGS DR 63005	
Li Yang	16802 Meierling Ct., 63005	
Yongcheng Wang	184 Brighthurst Dr. Chesterfield 63005	
NILESH GARASIA	16759 Chesterfield Manor Dr. 63005	
Doug Kolher	16919 Chesterfield Manor Dr 63005	
Nasen Bhatti	16767 Deveronne Cir Chesterfield, MO 63005	
Mary C. Risch	16750 Deveronne Cir. Chesterfield, MO. 63005	
Theresa Basham	106 106 Crystal Springs Ct Chesterfield MO 63005	
Renren Zhang (H) Jing Chen (W)	16710 Deveronne Cir. Chesterfield, MO 63005	
Chuan Zu Chen	16711 Deveronne Cir Chesterfield, MO 63005	

PETITION to the Missouri Health Facilities Review Committee

(MHFRC)

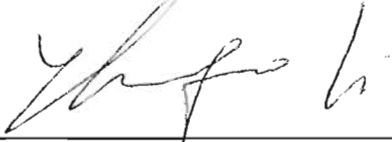

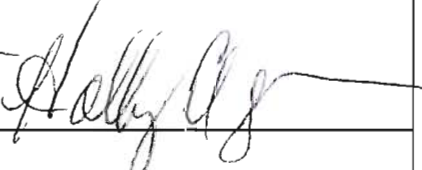
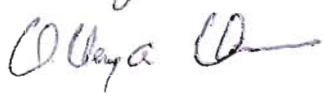


Project# 5278 RS – Shelbourne Senior Living



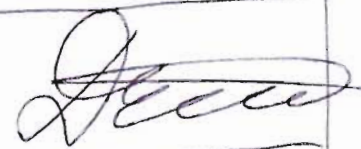

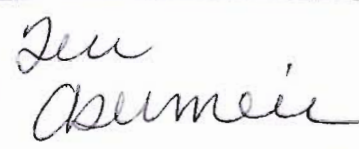





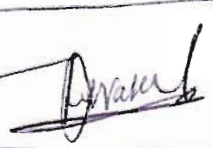


RECEIVED
 City of Chesterfield
 Jun 20 2016
 Department of Public Services

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We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

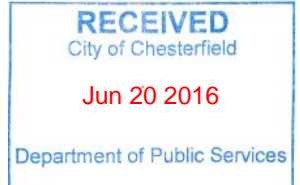
Name	Address	Signature
Zhengmao Li	17008 Kimwood Ct, Chesterfield, MO 63005	
Weihua Zhou	242 Cheval Square Dr. Chesterfield MO 63005	
Holly Johnson	234 Chesterfield Cheval Square Chesterfield, MO 63005	
VINAY VEMULAPALLI	16806 MEIERLING CT CHESTERFIELD, MO 63005	
RAJ IYER	16666 Chesterfield Farms Dr, Chesterfield MO 63005	
YAWN MOORE	251 LANSHROOKE DR Chesterfield, MO 63005	

Name	Address	Signature
John Hehlen	16621 Chesterfield Manor Dr. 63005	
Weidong He	16653 Chesterfield Manor Dr, 63005	
Iliya Drunov	125 Brightwest Dr., Chesterfield 63005	
Madhu Deshpande	309 Cheval Sq 63005	
Teri Obermeyer	16763 Deveronne 63005	
PRANESH RAO	16937 CRYSTAL SPRINGS 63005	
Feng Yu	221 Dejournet Dr.	
HUIQIAN QIN	225 Lehigh Meadows Dr.	
MAYURESH SAWARDEKAR	16742 DEVERONNE CIR	
Prajakta Khare	200 Dejournet Dr. 63005	
VENKATA N TUMMALA	16741, Chesterfield Farms Drive Chesterfield, MO 63005	
Howard Morse	16751 Deveronne Circle Chesterfield, MO 63005	
Chen Liu	263 Cheval Square Chesterfield MO 63005	

PETITION to the Missouri Health Facilities Review Committee

(MHFRC)

Project# 5278 RS – Shelbourne Senior Living



We, the citizens of Chesterfield, Missouri, sincerely submit to the Missouri Health Facilities Review Committee (MHFRC) that we **OPPOSE** the Certificate of Need application (“CON”) from SHDG Chesterfield, LLC (“Shelbourne Development”) to build Assisted Living/Memory Care/Senior Living Center at 16580 Wild Horse Creek Road, near the Intersection of Wild Horse Creek Road and Baxter Road.

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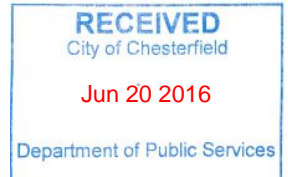
We request that the MHFRC **DENY** Shelbourne Development’s CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

Name	Address	Signature
Aunita Hill-Jones	221 Lehigh Meadows Chesterfield, MO	
Kathryn Cohn	16674 Chesterfield Farms Dr. Chesterfield, MO 63005	
Kelly Guyot	235 Chival Square Chesterfield, MO 63005	
JACK LO	16722 Chesterfield Farms Dr. Chesterfield, MO 63005	

PETITION to the Missouri Health Facilities Review Committee

(MHFRC)

Project# 5278 RS – Shelbourne Senior Living



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Name	Address	Signature
Margaret Gruender	16675 Chesterfield Farms Drive Chesterfield, MO 63005	Margaret Gruender
BEATA KRUCHOWSKA	16738 Deveronne Cir Chesterfield, MO 63005	Beata Kruchowska
MEERA VASUDE VAMURTHY	16759 Deveronne Cir Chesterfield, MO 63005	Meera Vasude Vamurthy
Todd Carlson	107 Crystal Springs Ct Chesterfield, MO 63005	Todd Carlson

Jonathan Raiche

From: Feng Yu <yufeng86@yahoo.com>
Sent: Sunday, June 19, 2016 2:51 PM
To: Jonathan Raiche
Subject: Opposition to PZ 05-2016 Shelbourne Rezoning

Dear Mr. Raiche,

I am a current resident in Chesterfield farm and I like to voice my opposition to PZ 05-2016 Shelbourne Rezoning.

I believe the proposal will impact our quite and peace neighborhood and impact the wild horse elementary school that my children are attending. I sincerely request committee to consider my request by rejecting Shelbourne's project.

Best regards,
Feng Yu
221 Dejournal Dr.
Chesterfield Mo 63005

Jonathan Raiche

From: Ben Shi <benshi65@hotmail.com>
Sent: Sunday, June 19, 2016 3:17 PM
To: Jonathan Raiche
Cc: Chesterfield Community
Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

Chesterfield Planning Commission,

We are Chesterfield residents live in the subdivision, Reserve of Chesterfield. We are writing to you to oppose the project to build a Chesterfield Senior Care facility (application#4516RS), located at the corner of Wild Horse Creek Rd. and Baxter Rd.

We understand the committee will review Shelbourne's rezoning request so that they can build an assisted living and memory care facility. As a matter of fact, Shelbourne filed application (5278RS) before and has withdraw since. Now, Shelbourne came back to file another application by using a previously approved and totally unrelated CON. Shelbourne apparently used the gimmicks to pass the CON review at state level.

Here are our concern:

1. Shelbourne is not trust-worthy company, and tries to mislead public;
2. Within 3.5 miles radius in Chesterfield, there are 4 senior assisted living facilities, none of them is running a full capacity (only runs at 85% at most). Just less one miles away, one senior assisted living is under construction next to the Chesterfield Mall (near its west entrance);
3. Ambulance and fire trucks respond to emergency call from the proposed Shelbourne facility and 24 x 7 crew members will worsen already-busy streets and jam already-crowded traffic (on the Baxter and Wild Horse Creek Rd);
4. Noises from ambulance and fire trucks respond to 911 calls will disrupt the quiet environment of communities sounding this area;
5. It will generate safety issue for the people to go to nearby schools, churches, and JCC;
6. The medical waste from this facility will cause the environmental issue.

Please consider the concerns and objections you might have received from surrounding communities while reviewing the Shelbourne's rezoning request.

Thank you.

Ben Shi and Guilan Chen
370 Willow Weald Path
Chesterfield, MO 63005

Sent from [Mail](#) for Windows 10

Jonathan Raiche

From: mbenny@sbcglobal.net
Sent: Sunday, June 19, 2016 3:56 PM
To: Jonathan Raiche
Cc: preservechesterfield@gmail.com
Subject: Letter of opposition for PZ 05- 2016 Shelbourne

My vote is no.

Thanks,

Mike Benefield
Chesterfield Farms Resident

Jonathan Raiche

From: Liwen Tu <liwentu@hotmail.com>
Sent: Sunday, June 19, 2016 9:45 PM
To: Jonathan Raiche; PreserveChesterfield@gmail.com
Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

Dear Mr. Raiche,

We are current residents of Chesterfield Farms subdivision located in the city of Chesterfield. This quiet neighborhood has provided us with excellent schools and a safe environment to raise a family. However, we recently learned that Shelbourne Healthcare Development Group has just filed a rezone requesting for approval to build a monstrous 4-story facility with 51 ALF beds for memory care and assisted living plus 94 independent living units on a small 5.2-acre site at 16580 Wild Horse Creek Road, Chesterfield, MO.

We and many other residents in the nearby communities are concerned for the safety and security of our families as the proposed facility will create more hazards for traffic accidents, cause medical waste disposal problems, impose pressure on emergency response services as well as introduce light and noise pollution to the neighborhood composed of almost exclusively low-profile (2-story and lower) single family houses, schools, churches and community centers.

We strongly believe that the 24/7 nature of operations for this type of business is not compatible with the current peaceful residential settings and the development should be recommended to an alternate location. We sincerely request the committee to review our concerns regarding the current proposal and support our position by rejecting Shelbourne's project.

Thank you for your time and please feel free to contact us via email or phone.

Best Regards,
Liwen Tu & Lewen Chang
16606 Chesterfield Farms Dr.
Chesterfield, MO 63005
314-548-9256

Jonathan Raiche

From: WILLIAM J YOUNG <billyoung1941@sbcglobal.net>
Sent: Sunday, June 19, 2016 3:54 PM
To: Jonathan Raiche
Subject: Letter of Oposition for PZ 05-2016 Shelborne

I'm a 75 year old long time resident of Baxter Point Villa's. Please except the email as my formal notification of opposition to above note zone proposal noted above. I strong oppose the proposal for several reasons.

- * This area should remain as a residual zoning area. We have no reason to expect such a change to the current building zone.
- * The proposed project would realistically lead to lower of property values, increase existing problem of traffic control on Baxter Road.
- * Create a real traffic hazard as our residents exit onto Baxter Road.
- * Create additional & excessive noise from operating equipment required by the operation of large utilities equipment and necessary out side lighting exposure.
- * Increased exposure to a constant flow of additional traffic noise and pollution created by tenant's family members and visitors, increased daily traffic created by professional medical employees, clerical personal, professional employees, sanitation and cleaning staff. I'm sure I've missed other normal daily callers such as vendors, etc.
- * Risk of real safety concerns, increases environmental exposures, unacceptable increase in the flow of traffic on both White Horse Road and Baxter Road.

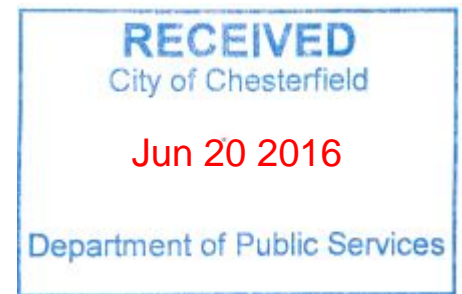
This is only a few serious objections and I'm sure THERE ARE MANY MORE!

Please accept my formal written opposition as many of our neighbors in the Reserve and in our neighborhood are objecting to such a ridicules request for a change in the current regulations. This change is simply not justified. This project needs to be pursued by the developers in an existing commercial zone.

Sincerely.

Bill Young

Bill Young
386 Shetland Valley Ct.
Chesterfield, MO 63005
636-519-7168(Home)
314-704-1601(Cell)
[Billyoung1941@sbcglobal.net](mailto:billyoung1941@sbcglobal.net)



06.16.16

Mr. Jonathan Raiche

We are opposed to the 67 bed Senior Care Living facility for many reasons some of which are listed:

We live in Baxter Pointe Villas, a community and area that is highly sought after because of its ideal location. The community was mainly developed as residential. We feel strongly that the proposed project would immediately de-value not only the surrounding area but the value of our properties.

Our property faces Baxter road accross from the proposed project, and because of the very few accesses to the valley, traffic has increased tremendously making it extremely difficult to exit on to Baxter road. With Baxter being a main thoroughfare for ambulances, fire trucks, police sirens are heard constantly day and at all times of night. With the proposed project being a Senior Care facility the volume of traffic and noise would be increased two-fold.

With all of the possible locations available in the area we believe it would not be a problem to find a more suitable location.

Thank you for hearing our opposition to the proposed Senior Care facility.

Sincerely,

Richard & Shirley Juenger

cc:PreserveChesterfield@gmail.com

322 Shetland Valley Court
Chesterfield, MO 63005
636.728.0709
314.650.0262

Jonathan Raiche

From: Eric Russell <mr.erussell@gmail.com>
Sent: Monday, June 20, 2016 8:29 AM
To: Jonathan Raiche
Cc: preservechesterfield@gmail.com
Subject: Letter of opposition for PZ 05- 2016 Shelbourne

Jonathan,

I am a resident who lives in the Chesterfield Farms Subdivision at Baxter and Wild Horse Creek Road. One of our neighbors recently brought to my attention that an assisted living facility (Shelbourne) was being built very near our homes. I really didn't think anything of it until I sat down and started to consider what it would look like if it was built. From a community standpoint, as I break it down: Single Family Homes, Two Churches, Community Center (JCC), Daycare, Elementary School (WHE), and a Catholic School (Ascension). I quickly realized that one thing that did not belong is an assisted living center. It was very easy for me to come to this conclusion and I can only imagine those who live in the adjacent subdivision who spend 600 - 1 Million on their homes are on fire.

The parcel was not zoned for this type of development for a reason, please help preserve Chesterfield and keep it the kid friendly ,quiet, crime free town I have come to know.

Eric Russell

Jonathan Raiche

From: Nina K. <nina@auditsolutionscpa.com>
Sent: Monday, June 20, 2016 10:04 AM
To: Jonathan Raiche
Cc: preservechesterfield@gmail.com
Subject: Letter of Opposition for PZ 05-2016 Shelbourne

Good Morning Mr. Raiche,

I vehemently oppose the construction of the assisted living and any other McBride or Pulte new projects.

The beautiful fields, trees and greens are giving way to ugly concrete.

We need to preserve certain areas and leave the beauty for us and our future generation to enjoy. More construction clears trees, brings traffic, drains resources and harms the air.

PLEASE stop approving these projects.

Let's not ruin our beautiful Chesterfield and make it an ugly, unplanned mess. Let's make parks, trails and leave nature alone. That's how we create great, quiet neighborhoods.

I will be there on June 27th for the hearing as well.

Best Regards,

Narmeen Kharawala
Chesterfield Resident

Jonathan Raiche

From: Srilalitha Y <srilalitha.stl@gmail.com>
Sent: Monday, June 20, 2016 12:07 PM
To: Jonathan Raiche
Subject: PZ 05-2016 Letter of Opposition

Dear Mr. Raiche,

I am writing this letter on behalf of my family (which includes myself, my husband, and our too young kids) to state our opposition to the rezoning application filed at the corner of Wild Horse Creek Road and Baxter Road.

Last summer, we have decided to make Chesterfield our home for the foreseeable future mainly from a family perspective. We are proud of the opportunities that the City of Chesterfield presents to raise our two little kids.

We have spent a lot of time evaluating the rezoning application by Shelbourne; and it is our conclusion that the proposed development does not fit within our primarily single-family residential neighborhood. As residents of The Reserve, I want to emphasize that this proposed development is not really in our backyard. However, it is our opinion that this proposed development would have a dramatically negative impact to our neighborhood.

It should be noted that our opposition should not be construed as opposition to Assisted Living Facilities or other reasonable developments, in general. Our opposition is primarily based on the location of the proposed development. A multi-story high density facility next to a single-family neighborhood is not an appropriate use.

Sincerely,

Srilalitha Yanamanamanda
454 Oak Stand Path

Jonathan Raiche

From: Sathish Makkapati <sathish_stl@yahoo.com>
Sent: Monday, June 20, 2016 4:32 PM
To: Jonathan Raiche
Subject: Letter of opposition for PZ 05-2016 Shelbourne.

Dear Mr. Raiche,

I am a resident of Chesterfield. I moved to Chesterfield in 2012, and I personally take pride to be part of the Chesterfield Community. This has been great for my kids and family thus far. Kids play outside every day with no fear. However, we found out that SHDG Chesterfield, LLC is planning to build memory care, assisted and senior living, which is daunting and very concerning.

I do understand that certificate of need is not relevant for the planning commission, but the way Shelbourne got approval for the certificate of need definitely raises questions of their honesty and straightforwardness. They acquired a previously approved and unrelated CON at a different site, and moved to 16580 Wild Horse Creek Road. Obviously, SHDG Chesterfield LLC is trying to be sneaky and hide under system and procedural loopholes.

Some of my concerns regarding the development include:

- Building Size and Density: The proposed development calls for a four-story building with approximately 145 units in a 5.2-acre lot. I am not sure of the height of City Hall, but this building will be pretty close to that. If approved as proposed, the building would be the only four-story structure along the entire eight-mile length of Wild Horse Creek Road. This is **not** a good fit for our quiet, peaceful neighborhood, which primarily consists of single-family homes, three neighboring schools, two churches, and a community center with recreation facilities.
- Our neighborhood kids go to Wild Horse Elementary, Ascension school and childcare facility located within JCC. Kid's safety is a great concern, as the proposed project location is right across from all these schools. Some kids even walk to these schools from nearby neighborhoods.
- No matter how best the medical waste is disposed, it could very much become a health hazard to the residents with in the immediate area. Moreover, the proposed project also causes the surrounding areas less desirable to live in, which in-turn may greatly affect our property values.
- Noise Pollution (Fire, Ambulance, Delivery Vehicles)
- Emergency vehicles may need to travel at high speeds to assist the new facility posing a threat to the kids and others in the neighborhood
- With a 24 hour facility right next to the neighborhood, there is a potential threat of trespassing and increase crime rate
- Increased traffic and accidents

I take this opportunity to strongly OPPOSE Shelbourne's proposed development

Sathish Makkapati and Chandana Polneni
327 Oak Stand CT
Chesterfield, MO 63005

Jonathan Raiche

From: xudongye <xudongye@gmail.com>
Sent: Monday, June 20, 2016 9:18 PM
To: Jonathan Raiche
Cc: Jian
Subject: Letter of opposition for PZ05-2016 Shelbourne

Dear Chesterfield city planners,

As current residents of The Reserve at Chesterfield Crossing located in the city of Chesterfield, we strongly oppose Shelbourne rezoning application to build a 4 story facility at 16580 Wild Horse Creek Rd, Chesterfield.

Please kindly consider that the intersection location is not friendly for both proposed healthcare-needed people and our neighborhood, because the frequent ambulance must-have sirens at the intersection would destroy our peaceful life, and create much more traffic hazards to our kids in the narrow one lane road.

In addition to the potential safety hazard, the 4 story building would be the highest construction in the area, which would block view for all residential, church, and the private school constructions, and would destroy the surrounding environment harmony. Any more than 2 story constructions would not match the current neighborhood settings.

We strongly believe that this project is not compatible with the current peaceful residential settings and the development should be recommended to an alternate location. We would like to request the city planning committee to review our concerns regarding the current proposal and support our position by rejecting the rezoning application.

Sincerely,

Xudong Ye & Jen Yang

[418 Maple Rise Path](#)
[Chesterfield](#)
[MO 63005](#)

Jonathan Raiche

From: Jose.Vasquez@Emerson.com
Sent: Tuesday, June 21, 2016 7:34 AM
To: Jonathan Raiche
Cc: PreserveChesterfield@gmail.com
Subject: Letter of Opposition for PZ 05-2016 Shelbourne

Mr Raiche,

I am a resident of Chesterfield, in a neighborhood very close to the proposed site of the proposed development. My children also attend school across the street from the proposed facility.

I don't think a facility of this nature is a good fit for this location. It would be surrounded by neighborhoods, community centers (JCC and Ascension Church), and schools that are heavily populated with small children and working adults.

From a noise perspective, sirens and ambulances from a 24/7 medical facility is not a good fit for napping kids, sleep time, and young learners at the school.

Moreover, the intersection near this development has heavy use at work rush-hours, school-rush hours, and church-rush hours. Adding high density use, will back up traffic for 100's of working parents.

Ultimately, it will reduce living quality for residents and lower property values.

Jose Vasquez
Perfect Execution Manager
Emerson Electric Corporation
St Louis, MO
314-552-1965

Jonathan Raiche

From: g2sea@aol.com
Sent: Tuesday, June 21, 2016 10:51 AM
To: Jonathan Raiche
Subject: Letter of opposition for PZ 05- 2016 Shelbourne

We live in the Reserves at Chesterfield Village neighborhood, and we would like to state our opposition to the Shelbourne project.

My mother was in a memory care assisted living facility for approximately 2 years. I have first hand experience dealing with that type of community. What comes to my mind the most is how important it is for those residents to have a quiet, non confusing, stress free environment. I can't for see the Shelbourne project providing that for their residents at the very busy corner of Baxter and Wildhorse.

Also, assisted living residents like to be outside, and I would think that the Baxter/Wildhorse intersection is way to busy and unsafe for wandering Shelbourne residents. That is a pedestrian accident just waiting to happen.

We sincerely believe that it would be a huge mistake to build the Shelbourne project at this intersection.

Please don't allow the Shelbourne project to move forward. There are plenty of peaceful locations that would be better suited for assisted living residents.

Sincerely,

Larry Burch
410 Maple Rise Path
Chesterfield MO 63005

Jonathan Raiche

From: Waqar Ahmed <wahmed23@hotmail.com>
Sent: Tuesday, June 21, 2016 1:15 PM
To: Jonathan Raiche
Cc: preservechesterfield@gmail.com
Subject: Letter of opposition for PZ 05- 2016 Shelbourne

Hi,

I am a homeowner of Chesterfield Reserve subdivision. I oppose the development of Shelbourne development project. This will have a negative affect to our community.

Thank you.
Waqar Ahmed

Jonathan Raiche

From: Chenhong Zhang <chenhong.zhang@gmail.com>
Sent: Tuesday, June 21, 2016 2:39 PM
To: Jonathan Raiche; PreserveChesterfield@gmail.com
Subject: Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

Dear Mr. Raiche,

We are current residents of Chesterfield Estates Subdivision located in the city of Chesterfield. This quiet neighborhood is an excellent place to raise family. However, we recently learned that Shelbourne Healthcare Development Group has just filed a rezone requesting for approval to build a monstrous 4-story facility with 51 ALF beds for memory care and assisted living plus 94 independent living units on a small 5.2-acre site at [16580 Wild Horse Creek Road, Chesterfield, MO](#).

We and many other residents in the nearby communities are concerned about this proposal as the proposed facility will create more traffic, introduce lots of emergency situations, and also change the nature/setting of this neighborhood, which dramatically affects the life quality of current residents in this area.

We and many other residents believe the current setting of this neighborhood is the key that makes it an attractive region to live and raise family. We sincerely request the committee to review our concerns regarding the current proposal and support our position by rejecting Shelbourne's project.

Thank you for considerations and please feel free to contact us via email or phone.

Best Regards,

Chenhong Zhang & Hao Chen

[1452 Chesterfield Estates Dr](#)

[Chesterfield, MO 63005](#)

314-221-7945

Jonathan Raiche

From: yongcheng wang <wang_ych@yahoo.com>
Sent: Tuesday, June 21, 2016 3:53 PM
To: Jonathan Raiche; PreserveChesterfield@gmail.com
Subject: Opposition to the proposed Shelbourne's project

Dear Mr. Raiche,

We are writing in opposition to the proposed Shelbourne's project. This proposal seeks to remedy a problem and in reality it will damage local business, school districts and well-known quiet neighborhood. The proposed facility to be plopped down into the middle of a residential neighborhood will get our vulnerable children exposed to risk, the peaceful residential community will be gone forever, and the beautifully-designed chesterfield farm area will also be completely ruined.

We are current residents of **Chesterfield Farms** located in the city of Chesterfield. This quiet neighborhood has provided us with excellent schools and a safe environment to raise a family; however, we recently learned that Shelbourne Healthcare Development Group has just filed a rezone requesting for approval to build a monstrous 4-story facility with 51 ALF beds for memory care and assisted living plus 94 independent living units on a small 5.2-acre site at 16580 Wild Horse Creek Road, Chesterfield, MO.

We and many other residents in the nearby communities are concerned for the safety and security of our families as the proposed facility will create more hazards for traffic accidents, cause medical waste disposal problems, impose pressure on emergency response services as well as introduce light and noise pollution to the neighborhood composed of almost exclusively low-profile (2-story and lower) single family houses, schools, churches and community centers.

We strongly believe that the 24/7 nature of operations for this type of business is not compatible with the current peaceful residential settings and the development should be recommended to an alternate location. We sincerely request the committee to review our concerns regarding the current proposal and support our position by rejecting Shelbourne's project.

Thank you for your time and please feel free to contact us via email or phone.

Best Regards,
Yongcheng Wang & Shu Zhang
184 Brighthurst Dr
Chesterfield, MO 63005
314-480-5735

Jonathan Raiche

From: RAY Zimmermann <rjzllc@yahoo.com>
Sent: Tuesday, June 21, 2016 4:49 PM
To: Jonathan Raiche
Cc: Aimee Nassif
Subject: opposition to proposed rezoning for PZ 05-2916

Mr. Jonathan Raiche
Chesterfield City Planner

Dear Mr. Raiche,

I am writing this letter to urge your committee to **not approve** the request to rezone the parcel(s) of land at the intersection of Baxter Rd. and Wild horse creek rd. from the current C-8 designation to UC Urban Core District to accommodate the P.Z. 05-2016 Wildhorse Baxter Center, C148B (Shelborne Senior Living) project.

I have been a resident and small business owner in Chesterfield for almost 40 years and have watched as the community has grown and prospered . In most cases the city has done a good job of segregating commercial expansion into areas appropriate for that use and not intermingling commercial large buildings with residential neighborhoods. Approval of the above rezoning and erection of a large 4plus story senior living complex in the heart of a residential community would be a departure from the established best practices follow thus far.

The residents in the nearby proximity to this proposed project would most definitely suffer economic harm from such a building complex. Surrounding property values would most definitely be negatively impacted not to mention all of the other negatives of having such a towering twenty four by 7 operation located in the heart of a residential community. There are plenty of building sites within the boundaries of Chesterfield that would be better suited to such a development.

The residents of surrounding properties purchased with full knowledge of the zoning of adjacent vacant sites being zoned as C8. **The City of Chesterfield needs to honor the commitment made and stay with the current zoning plan and not change it to Urban Core. Defaulting on that commitment would cause a significant credibility problem for city management and staff.**

The construction of this behemoth 4plus story operation has many negatives when being located in the middle of a residential neighbor hood which include:

1. High density of building and infrastructure on a very small 5 acre site.
2. Increased level of noise pollution from a 24 x 7 operation (from vehicular traffic, emergency vehicles, Hugh HVAC and air handling equipment, construction noise, etc.)
3. Safety and security for children in the area .
4. Medical waste and disposal in a residential area.
5. Elimination of green space on the proposed site.
6. Increased stress and strain on roads not maintained by the city of chesterfield (example Baxter Rd. and Chesterfield parkway are an embarrassment to the community)
7. Light pollution from a large building surrounded with parking and lighting.
8. Odor pollution from Kitchen operations and other vents and air handling equipment.

For these reasons, I urge your committee to listen to the Residents of Chesterfield and not approve this rezoning.

Respectfully,

Raymond J Zimmermann
Resident and President of Baxter Pointe Villas Home Owner Association.

16618 Equestrian Ln
Chesterfield, Mo.
214-591-6427

RAY ZIMMERMANN
Systems Innovation Management
CELL 314-591-6427
OFFICE 636-532-0183
MAIL RJZLLC@YAHOO.COM

Jonathan Raiche

From: Marilyn Weissman <mww5@charter.net>
Sent: Tuesday, June 21, 2016 9:08 PM
To: Jonathan Raiche
Cc: preservechesterfield@gmail.com
Subject: Shelbourne property

Dear Mr. Raiche,

I would like to take this opportunity to voice my opposition to the Shelbourne project on Wild Horse Creek Road and Baxter Road.

When we purchased our home we were told that there would be a Genealogy Library built on the space where Shelbourne is proposing to build on. That is one of the reasons that we built a home at this location.

I oppose the project because the facility will bring ambulances and medical personnel at all hours of the day and night. There are many children who live in the subdivision and also a school close by and the noise will be disruptive to their learning experience.

Since the facility will be an open facility, I am not happy that there will be strangers walking through our subdivision at all hours. This is also not safe for our children.

There are also other facilities that are being built close by and the extra beds that this will provide is not worth the headache for the residents of our subdivision and other subdivisions close by.

Traffic concerns on an already crowded road are also an issue. Please think of the residents before allowing corporate greed to take over.

I hope that you consider the opposition to the project before you make a final decision.

Thank you.

Marilyn Weissman
334 Oak Stand Ct.
Chesterfield, MO. 63005

Sent from my iPad

Jonathan Raiche

From: sameer rana <sameerrimki@yahoo.com>
Sent: Wednesday, June 22, 2016 8:10 AM
To: Jonathan Raiche
Subject: letter of opposition for PZ 05-2016 Shelbourne

We are opposed to the construction of a multi-storied assisted living & memory center b Shelbourne at the junction of baxter and wildhorse creek rd.

When we bought the house we were informed that the vacant land was zoned as -C8.Rezoning the vacant area after homeowner's have moved in the subdivision amounts to betrayal of trust by the City of Chesterfield.

I don't have anything against an assisted living facility in our Neighborhood, however if Shelborne is so interested in building it, the company ought to buy the whole plot and build it's structure in a way that it gels with the surrounding community , ie lower the height to match the houses & Community center around it .

The city can also propose that the center be built at the junction of wildhorse creek rd & chesterfield Pkway W, where the seniors can still have access to the facilities offered by Chesterfield & a multistoried structure will gel with the surrounding's.

thanks

Dr Sameer Rana MD.FCCP.

Dr Rimki Rana MD.

343 Oak Stand Ct.

Chesterfield, MO, 63005.

Jonathan Raiche

From: sameer rana <sameerrimki@yahoo.com>
Sent: Wednesday, June 22, 2016 8:10 AM
To: Jonathan Raiche
Subject: letter of opposition for PZ 05-2016 Shelbourne

We are opposed to the construction of a multi-storied assisted living & memory center b Shelbourne at the junction of baxter and wildhorse creek rd.

When we bought the house we were informed that the vacant land was zoned as -C8.Rezoning the vacant area after homeowner's have moved in the subdivision amounts to betrayal of trust by the City of Chesterfield.

I don't have anything against an assisted living facility in our Neighborhood, however if Shelborne is so interested in building it, the company ought to buy the whole plot and build it's structure in a way that it gels with the surrounding community , ie lower the height to match the houses & Community center around it .

The city can also propose that the center be built at the junction of wildhorse creek rd & chesterfield Pkway W, where the seniors can still have access to the facilities offered by Chesterfield & a multistoried structure will gel with the surrounding's.

thanks

Dr Sameer Rana MD.FCCP.

Dr Rimki Rana MD.

343 Oak Stand Ct.

Chesterfield, MO, 63005.

Jonathan Raiche

From: j.bickhaus@charter.net
Sent: Wednesday, June 22, 2016 9:53 AM
To: Jonathan Raiche
Subject: Letter of opposition for PZ 05- 2016 Shelbourne.

I OPPOSE the rezoning application submitted to build an Assisted Living Facility with Memory Care Units at the intersection of Wild Horse Creek Road and Baxter Road with subject Letter of opposition for PZ 05- 2016 Shelbourne.

The current zoning regulations DO NOT allow an Assisted-Living Facility to be built. Do not change the zoning regulations.

James and Jane Bickhaus
302 Shetland Valley Ct.
Chesterfield, Mo

Jonathan Raiche

From: Raghu Erukulapati <raghu.erukulapati@gmail.com>
Sent: Wednesday, June 22, 2016 10:28 AM
To: Jonathan Raiche
Subject: Letter of opposition for PZ 05- 2016 Shelbourne

Hi Jonathan,

Good morning. I live chesterfield close to above proposed project site near Wild horse road.

We moved here two years ago from O'fallon, mainly for the schools all the great things Chesterfield has to offer.

Starting from Chesterfield parkway to Long Rd, Wildhorse has very nice community feel with no commercial activity.

We(my wife and I) really think that having this commercial set up close to multiple schools, community center will have a significant impact on the schools and community Center.

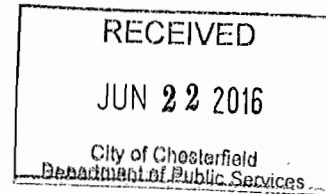
Thank you,
Raghu.

DANIEL & KEELYN SWIDRAK

371 Willow Weald Path • Chesterfield, MO 63005 • dswid3@yahoo.com • kemeisinger@yahoo.com
Dan 314.915.5361 • Keelyn 636.236.9341

June 21, 2016

Mr. Jonathan Raiche
Chesterfield City Hall
690 Chesterfield Parkway West
Chesterfield, MO 63017-0670



Dear Mr. Raiche,

We are writing to you in opposition of the proposed re-zoning for PZ 05-2016 Shelbourne. We live in the Reserve community and have several concerns regarding this potential development.

First of all we are strongly concerned about the volume of emergency vehicles that will be going to and from the facility. We used to live down the street from a Delmar Gardens assisted living facility and know full well that there is a large volume of emergency calls to such a facility. Currently due to the age of the population residing in this area we rarely hear an emergency siren. This will change drastically with such a facility and we do not think it is fair to us. We purchased our last home knowing the assisted living facility was already there. We purchased this property with the understanding that was not an option due to current zoning restrictions.

We are also very strongly opposed to the height of the proposed facility. There is no other structure in the area that is more than two stories and a 4 story building does not fit with the aesthetics of the area. Also the original zoning restricts a commercial building to 3 stories. Anything higher is again unfair to the residents whose property backs up to the proposed building site because that was not a consideration when they purchased their property. It is also a concern that this facility would operate 24/7/365 creating privacy and noise issues for the residents surrounding the facility.

We believe that such a facility will also decrease our property values as potential buyers will not want to purchase a home next to a 24/7/365 facility with emergency services and medical waste.

We understand Shelbourne received approval from the state of Missouri for a Certificate of Need for such a development but after working in healthcare for 20 years I Keelyn have seen firsthand that those are not held to a high standard and you can make the numbers fit any threshold you need to achieve. As 40 year residents of Chesterfield we think it is crazy to think we need another senior living facility in the immediate area. Within 5-10 minutes of our home there is Sunshine, Delmar Gardens, Friendship Village, Surrey Place and a few others not to mention the brand new facility that is being built at Justus Post and Chesterfield Parkway. We understand the desire for more tax revenue but don't think that outweighs quality of life for tax paying Chesterfield residents.

We hope that you will take our objections under serious consideration and that this is not merely a formality. As officials elected by the residents of Chesterfield we strongly feel that the opinions and

desires of your constituents that live in the area immediately affected by the development should play more strongly into your decision than the want of an out of town corporation.

Thank you for your time and consideration,

Dan and Keelyn Swidrak

Cc: Councilman Barry Flachsbart, Councilwoman Barbara McGuinness, Councilman Mike Casey, Councilman Dan Hurt, Councilwoman Connie Fults and Councilman Bruce DeGroot, and The Honorable Bob Nation.

Jonathan Raiche

From: Aunita <aunitahill@prodigy.net>
Sent: Thursday, June 23, 2016 8:03 AM
To: Jonathan Raiche
Subject: Opposition Letter

I am a resident of Chesterfield Farms subdivision and I oppose the proposal of an ALF/Memory Unit/Nursing Home being built in the area of Wildhorse Creek Road and Baxter. My daughter attends Wild Horse Elementary and I am concerned about the traffic it will create in the area. One of the pleasures of living in Chesterfield and the peaceful nature of the area. Furthermore, there is Delmar Gardens already nearby so I really do not see that there is a need for an additional facility. I have worked in several of these facilities myself and I am concerned about the size of the proposed. Several times there are problems with understaffing for these facilities which may create another set of issues. I am opposed to another ALF/long term care facility in the Chesterfield area.

Sincerely,
Aunita Hill-Jones

Sent from my iPhone

Jonathan Raiche

From: Swapnil Sanghavi <swapnil.sanghavi@gmail.com>
Sent: Thursday, June 23, 2016 10:34 PM
To: Jonathan Raiche
Subject: Letter of Opposition for PZ 05-2016 Shelbourne

Hi,
I am a resident of Chesterfield Farms and I would like to provide my letter of opposition for the proposed PZ 05-2016 Shelbourne Assisted Living Facility.

My opposition is due to the memory unit along with the noise/traffic impact to the resident along with it's proximity to the Wild Horse Elementary School. Please do make sure that the proposal does not get approved due to impact to existing residents and most importantly to the school nearby which not even quarter mile from the proposed location for this project.

It could heavily affect the school safety. Kindly consider this as a serious concern to the school too along with residents being impacted.

Regards,
Swapnil
[267-795-8897](tel:267-795-8897)

Jonathan Raiche

From: Dave W <dave-wilson@msn.com>
Sent: Thursday, June 23, 2016 3:15 PM
To: Jonathan Raiche
Cc: Chesterfield Community
Subject: Letter of Opposition for PZ 05-2016 Shelbourne

Mr. Raiche,

I would like to express my strong opposition to the rezoning application submitted by Shelbourne for the Assisted Living Facility referenced above.

The proposed 4 story construction is a dramatic departure from the existing look and feel to our neighborhood, and to Chesterfield in general. Where else is there a 4 story structure adjacent to high end single family homes? It is rare to find even a two story commercial building next to residential areas.

The land parcel is not of sufficient size to accommodate this project.
This is an attempt by Shelbourne to make excess profit at the expense of nearby homeowners.

There is an easy solution. Shelbourne and Sachs need only renegotiate for one of the many land parcels along Chesterfield Parkway. There is a surplus of building areas on both sides. Any of these parcels would be more suitable for Shelbourne's proposed project.

Please reject this rezoning application. It is not in character with the superior community that we love and live in.

Sincerely,

Dave Wilson

411 Maple Rise Path 63005

PS - I will be out of town during the Public Hearing on June 27. You have my permission to use this letter in any manner that will help oppose this project.

Jonathan Raiche

From: CHO, SEUNGHO [AG/1005] <seungho.cho@monsanto.com>
Sent: Friday, June 24, 2016 6:59 PM
To: Jonathan Raiche
Subject: Letter of opposition for PZ 05- 2016 Shelbourne

I oppose to the construction proposal at the conner of Baxter and Wild-horse creek.

Seungcho Cho at Chesterfield farm subdivision This email and any attachments were sent from a Monsanto email account and may contain confidential and/or privileged information. If you are not the intended recipient, please contact the sender and delete this email and any attachments immediately. Any unauthorized use, including disclosing, printing, storing, copying or distributing this email, is prohibited. All emails and attachments sent to or from Monsanto email accounts may be subject to monitoring, reading, and archiving by Monsanto, including its affiliates and subsidiaries, as permitted by applicable law. Thank you.

Jonathan Raiche

From: Aditya Deshpande <Adityadesh@hotmail.com>
Sent: Thursday, June 23, 2016 7:08 PM
To: Jonathan Raiche
Subject: Letter of opposition for PZ 05-2016 Shelbourne

Dear Jonathan,

This is to oppose the rezoning application to build an assisted living facility at intersection of Wildhorse creek and Baxter roads.

The main reasons for my opposition are:

- a ver tall building in a residential neighborhood is not desired
- general increase in traffic and nuisance in the neighborhood
- blocking of lifestyle for my friends who live in the neighborhood (Reserve) directly behind it

Hoping That you consider this opposition seriously.

Please let me know if you need any other information.

Regards,

Aditya Deshpande
309, Cheval Square Dr.,
Chesterfield, MO 63005

Jonathan Raiche

From: Beata Kruchowska <beata.kruchowska@gmail.com>
Sent: Friday, June 24, 2016 5:37 PM
To: Jonathan Raiche
Cc: PreserveChesterfield@gmail.com
Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning
Attachments: Petition_Chesterfield Farms, Chesterfield, MO zip.zip

Dear Mr. Raiche,

As a resident of Chesterfield Farms Subdivision, Chesterfield, MO 63005 I would like to send you a petition opposing the prospective Shelbourne Senior Living Center signed by over 80 residents.

Please note that the petitions attached refer to Project #5278 RS that was filed by the same entity, SHDG Chesterfield, LLC for their Certificate of Need (CON application).

It is our conclusion that Project #5278 and P.Z. 05-2016 are functionally the same. As such, our opposition to P.Z. 05-2016 is rooted in the same facts as CON#5278.

Some of our concerns include:

24/7 Operation

Safety and security

Medical Waste

Noise (Fire, Ambulance, Delivery Vehicles)

I appreciate your attention to this matter as we all want to do and act in the best interest of our community.

Sincerely,

Beata Kruchowska

PETITION to the Missouri Health Facilities Review Committee

(MHFRC)


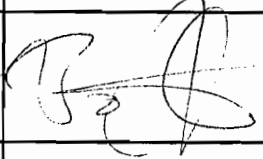

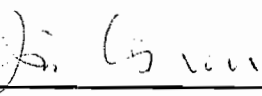
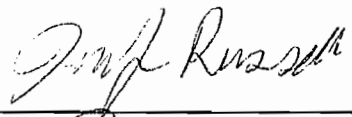
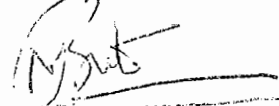
Project# 5278 RS – Shelbourne Senior Living

RECEIVED
JUN 24 2016
City of Chesterfield
Department of Public Services

We, the citizens of Chesterfield, Missouri, sincerely submit to the Missouri Health Facilities Review Committee (MHFRC) that we **OPPOSE** the Certificate of Need application ("CON") from SHDG Chesterfield, LLC ("Shelbourne Development") to build Assisted Living/Memory Care/Senior Living Center at 16580 Wild Horse Creek Road, near the intersection of Wild Horse Creek Road and Baxter Road.

One of the many reasons is that our neighborhood kids go to Wild Horse Elementary, Ascension School and child care facility located within Jewish Community Center. Kids' safety is a great concern to us as the proposed project location is right across from all these schools. This project will also cause a great deal of disturbance to our kid's learning abilities as the noise generated by frequent emergency services may have a negative impact on their academics. No matter how best the medical waste is disposed, it could very well become a health hazard to the residents with in the immediate area. Overall, this project does not seem to be a good fit in our peaceful neighborhood, which is primarily single family homes, schools, churches etc.

We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

Name	Address	Signature
Hong Du	242 Lansbrooke Dr, Chesterfield MO 63025	
Bo ZHAO	16834 Crystal Springs Dr.	
JING ZHANG	313 Cheval Square Dr	
JIN LING WU	145 Brighthurst Dr Chesterfield, MO 63005	
Jennifer Russell	203 Lansbrooke Drive Chesterfield, MO 63005	
NARENDRA BUTE	217 Dejournet Dr. Chesterfield, MO 63005	

Name	Address	Signature
Lisa Bartfield	16670 Chesterfield Farms Dr	Lisa Bartfield
Jill Falk	16604 Chesterfield Manor Dr	Jill Falk
Huamin Ji	16770 Deveronne Cir	Huamin Ji
Eves Hance	117 Brightlight	Eves Hance
Steve Benson	16703 Chestfield Manor Dr	Steve Benson
Kelly Snider	16809 Meierling Ct	Kelly M. Snider
Xin Pan	1307 Riverdale Circle	Xin Pan
Xingbo Fu	16507 Crystal Springs Dr	Xingbo Fu
Stacy M. M. M.	16665 Chestfield Farms Dr	Stacy M. M. M.
Bill Virey	16507 CHESTERFIELD FARMS DR	Bill Virey
Mandar Sawant	279 CHEVAL SQ DR	Mandar Sawant
Srinivas Athuganti	16638 Chestfield Farms	Srinivas Athuganti
Ajay Kothuri	240, Lehigh Meadows	Ajay Kothuri

PETITION to the Missouri Health Facilities Review Committee

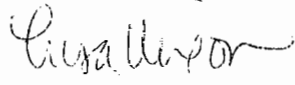
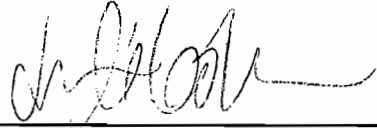
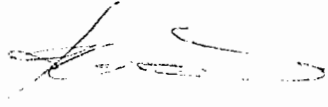
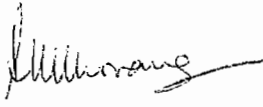

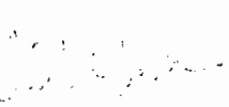
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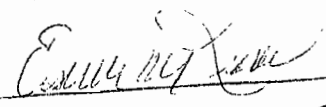
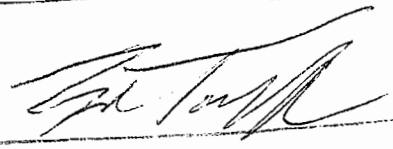


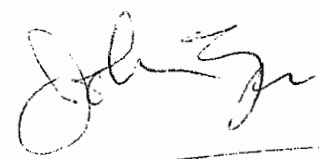
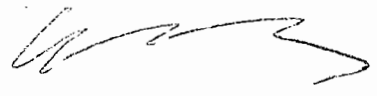

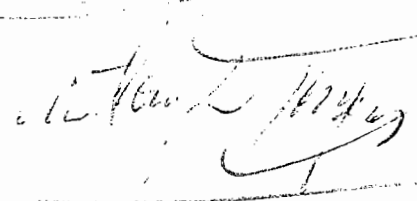
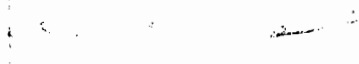
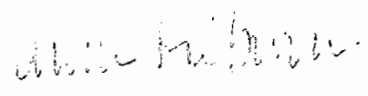
Project# 5278 RS – Shelbourne Senior Living

We, the citizens of Chesterfield, Missouri, sincerely submit to the Missouri Health Facilities Review Committee (MHFRC) that we **OPPOSE** the Certificate of Need application ("CON") from SHDG Chesterfield, LLC ("Shelbourne Development") to build Assisted Living/Memory Care/Senior Living Center at 16580 Wild Horse Creek Road, near the Intersection of Wild Horse Creek Road and Baxter Road.

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We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

Name	Address	Signature
Lisa Nifon	14730 Buckhorn Creek Chesterfield, MO 63005	
Jessica Goltzman	250 Lansbrooke Dr. Chesterfield, MO 63005	
Jasmine Chen	16737 Chesterfield Farms Dr. MO 63005	
SANJAY KHORANA	16656 Chesterfield Manor Dr Chesterfield MO 63005	
Aaron Shih	16811 Crystal Springs Dr. Chesterfield MO 63005	
[Faint Name]	[Faint Address]	

name	address	signature
Estelle Kinder	160 Brighthurst Dr	
Ed Truffe	196 Brighthurst Dr	
Sabina Yuan	16633 Chestertfield Manor Dr	
Lolin Chen	213 Dejournet Dr	
John Yu	16658 Chestertfield Farms Dr.	
Wei Zhang	16713 Chestertfield Farms Dr	
Shilpa Swarup Hani Dwivedi	161 Brighthurst Dr.	
Kajal #	16613 CHESTERTFIELD Farms Dr.	
Maver	1913 Brighthurst Dr	
Annie Kilburn	16951 Merwinhurst Dr	

10

PETITION to the Missouri Health Facilities Review Committee

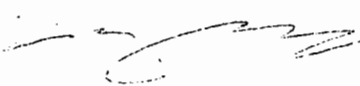
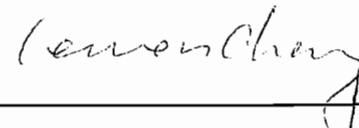
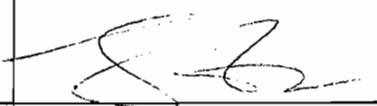
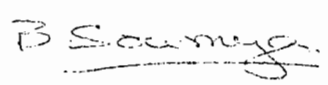

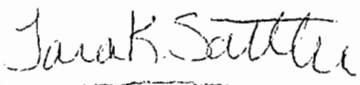
(MHFRC)


Project# 5278 RS – Shelbourne Senior Living

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Name	Address	Signature
Yaniv Zigron	201 Lohigh Meadows Dr Chesterfield, MO 63005	
Lewen Chang	16606 Chesterfield Farms Dr. Chesterfield	
Jeannie Law	16671 Chesterfield Farms Dr	
SOMYA BAICHO	16652 Chesterfield Manor Dr	
Carlos Gonzalez	104 Brightmoor Dr Chesterfield, MO 63005	
Tara Sattler	16734 Chesterfield Manor Chesterfield, MO 63005	

Name	Address	Signature
Jin Zhu	16636 Chesterfield Manor Drive 63005	
Agree LETIAN CHEN	16632 chesterfield manor drive, 63005	
Rebecca Schweizer	16640 Chesterfield Manor Dr. 63005	
KAREN BAILEY	16858 CRYSTAL SPRING 63005	
Li Yang	16802 Weierling Ct., 63005	
Yongcheng Wang	184 Brightswat Dr. Chesterfield 63005	
MILESH GARDISH	16751 Chesterfield Manor Dr 63005	
Doug Kohler	16719 Chesterfield Manor Dr 63005	
Nasen Bhatti	16767 Deveronne Cir Chesterfield, MO 63005	
Mary C. Risch	16750 Deveronne Cir Chesterfield, MO 63005	
Theresa Basham	166 106 Crystal Springs Ct Chesterfield MO 63005	
Renren Zhuang (H) Jing Chen (W)	16710 Deveronne Cir. Chesterfield, MO 63005	
Chuan J. Chen	16711 Deveronne Cir Chesterfield, MO 63005	

PETITION to the Missouri Health Facilities Review Committee

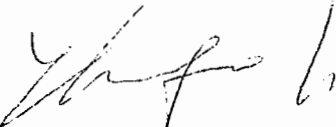
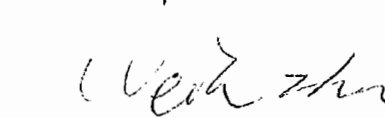
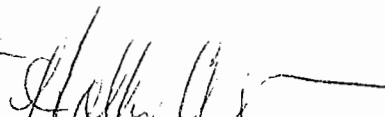
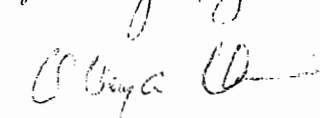
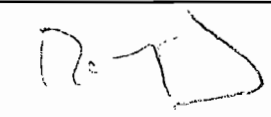
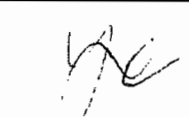
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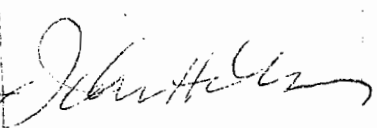
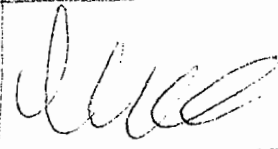
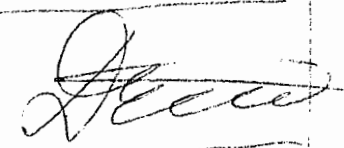
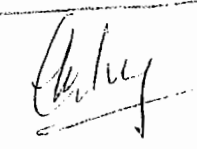
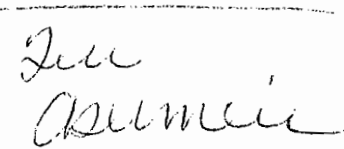
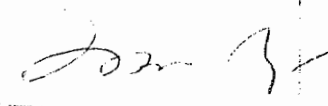
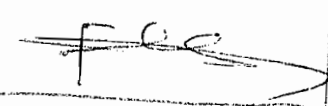


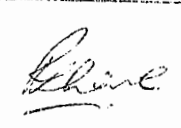
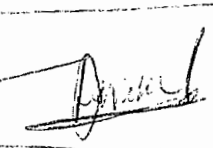
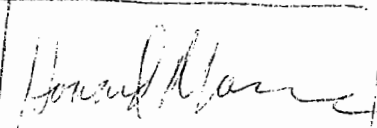
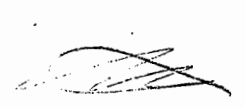
Project# 5278 RS – Shelbourne Senior Living

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We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

Name	Address	Signature
Zhengmao Li	17008 Kimwood Ct, Chesterfield, MO 63005	
Weihua Zhou	242 Cheval Square Dr. Chesterfield MO 63005	
Holly Johnson	234 Chester Cheval Square Chesterfield, MO 63005	
VINAY VEMULAPALLI	16906 MEIERLING CT CHESTERFIELD, MO 63005	
RAJ MER	16666 Chesterfield Farms Dr, Chesterfield MO 63005	
YAWN MOORE	141 LANSHROCKE DR Chesterfield, MO 63005	

Name	Address	Signature
John Heinen	16621 Chesterfield Manor Dr. E 3005	
Weidong He	16653 Chesterfield Manor Dr. 63005	
Iliya Drunov	125 Brightwest Dr. Chesterfield 63005	
Madhu Nishpande	309 Cheval Sq. 63005	
Teri Obermeyer	16763 Deveronne 63005	
PRANESH LAD	16937 CRYSTAL SPRINGS 63005	
Feng Yu	221 Dejournet Dr.	
HUIQIAN QIN	275 Lehigh Meadows Dr.	
MAYURESH SAWARDEKAR	16742 DEVERONNE CIR	
Prajakta Khare	200 Dejournet Dr. 63005	
VENKATA N TUMMALA	16741, Chesterfield Farm Drive Chesterfield, MO 63005	
Howard Morse	16751 Deveronne Circle Chesterfield, MO 63005	
Chen Liu	263 Cheval Square Chesterfield MO 63005	

PETITION to the Missouri Health Facilities Review Committee

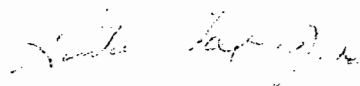
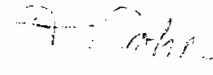
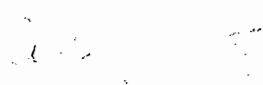

(MHFRC)

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We request that the MHFRC **DENY** Shelbourne Development's CON (Project# 5278 RS) to build an assisted/senior living center at 16580 Wild Horse Creek Road and kindly preserve our neighborhood.

Name	Address	Signature
Kathleen Hill Jones	22 Lehigh Meadows Chesterfield MO	
Katherine Wilson	16580 Wild Horse Creek Rd Chesterfield MO 63015	
Kathy Jones	339 Walnut Springs Chesterfield MO 63015	
Linda Lee	16580 Wild Horse Creek Road Chesterfield MO 63015	

PETITION to the Missouri Health Facilities Review Committee

(MHFRC)

Project# 5278 RS – Shelbourne Senior Living

We, the citizens of Chesterfield, Missouri, sincerely submit to the Missouri Health Facilities Review Committee (MHFRC) that we **OPPOSE** the Certificate of Need application ("CON") from SHDG Chesterfield, LLC ("Shelbourne Development") to build Assisted Living/Memory Care/Senior Living Center at 16580 Wild Horse Creek Road, near the Intersection of Wild Horse Creek Road and Baxter Road.

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Name	Address	Signature
Margaret Groender	16675 Chesterfield Farms Drive Chesterfield, MO 63005	Margaret Groender
BEATA KRUCHOWSKA	16738 Deveronne Cir Chesterfield, MO 63005	Beata Kruchowska
MEERA VASUDE VAMURTHY	16759 Deveronne Cir Chesterfield, MO 63005	Meera Vasude Vamurthy
Todd Carlson	107 Crystal Springs Ct Chesterfield, MO 63005	Todd Carlson

Jonathan Raiche

From: suraj saraf <surajsaraf@hotmail.com>
Sent: Friday, June 24, 2016 2:04 PM
To: Jonathan Raiche
Subject: Letter of opposition for PZ 05-2016 Shelbourne

Hello Mr. Jonathan,

I am a Chesterfield resident residing in the Bluffs of Wild horse neighborhood.

I oppose the planned construction at the intersection of Wild Horse Creek road and Baxter road because of the following reasons:

- My daughter goes to Wild Horse Elementary School and the proposed facility will add more traffic near the school. Increased traffic noise will disturb Wild Horse School's peaceful surroundings.
- The new facility means added residents, staff and overall increased foot traffic in the area. From my perspective, such a high density of population increase near the school can add security concerns.
- This facility will need additional Fire and Ambulance support, which can impact the availability of services for Chesterfield (Monarch) residents.

Based on this, I request the Planning Commission and the City Council to reject this rezoning request. Thanks for listening.

Suraj Saraf

Jonathan Raiche

From: Jenny She <jennyshe@gmail.com>
Sent: Friday, June 24, 2016 1:32 PM
To: Jonathan Raiche
Subject: Letter of opposition for PZ 05-2016 Shelbourne

Dear Mr. Raiche,

We are the residences at 16617 chesterfield manor drive. We are writing this letter to express our opposition for the rezoning application submitted to build an Assisted Living Facility with Memory Care Units at the intersection of Wild Horse Creek Road and Baxter Road. Our major concerns are traffic burden, noises and our children safety.

We are happy to live in a nice neighborhood with good living environment. However, if an Assisted Living Facility with Memory Care Units is built right close to our neighborhood, our whole living environment will be changed. The intersection of Wild Horse Creek Road and Baxter Road has already been busy with the increased amount of people living nearby. It cannot handle an Assisted Living Facility with Memory Care Units, no matter to say the significant amount of emergency service visits and ambulances brought by it. We need a peaceful living environment. Please help us to keep it.

In addition, our child will go to Wildhorse elementary school in this fall. She also likes to play in our neighborhood and enjoys living here. I will start to worry about my child's safety resulting from increased traffic and personal movement if an Assisted Living Facility with Memory Care Units is built here.

We need your help and thanks a lot for your attention!

Best Regards,

Manjuan "Jenny" She & Dongming Jiang

Jonathan Raiche

From: Nancy <grace2@sbcglobal.net>
Sent: Sunday, June 26, 2016 1:08 AM
To: Jonathan Raiche
Subject: OPPOSING PZ 05-2016 Shelbourne

Dear Jonathan,

It has come to my attention that there is a public hearing on June 27 to discuss rezoning at Baxter Road & Wild Horse Creek Road for new construction of an assisted living/memory care facility.

I am vehemently opposed to this for the following reasons:

- the location cannot support extra traffic of the many visitors, deliveries, ambulances, etc to a large 145 unit facility
- there are 2 churches (one across the street; the other on the opposite corner) that already create heavy traffic for their many functions
- sirens, loud trucks and beeping delivery trucks are terribly disruptive to the church services
- this location is right in the main thoroughfare of high traffic to and from shopping/dining in the Valley
- the speed of emergency vehicles causes great safety concerns
- the quiet neighborhood does not welcome large delivery trucks, nor does it welcome sirens at all hours of the day & night
- the height of the building is terribly out of place in this particular area
- very high probability of decline in property values in the surrounding neighborhoods

Thank you for representing my opinion at the hearing.

Nancy Lindsay
Chesterfield Farms homeowner

Jonathan Raiche

From: Amit Amin <amitamin.mahi@gmail.com>
Sent: Sunday, June 26, 2016 10:06 PM
To: Jonathan Raiche
Subject: Letter of Opposition for PZ 05-2016 Shelbourne
Attachments: Physician's perspective on PZ 05-2016 Shelbourne.pdf

Dear Mr. Raiche,

I am a physician and a resident of Chesterfield, who will be opposing the rezoning application PZ 05-2016 Shelbourne at the public hearing tomorrow. I have prepared some slides which I request that I would like to present tomorrow.

I strongly feel the board needs to understand this perspective. Kindly consider including these slides for presentation. Please find enclosed a PDF file of this presentation.

Thank you.

Regards,
Amit

--

Amit Amin MD MSc
Asst Prof of Medicine/Cardiology
Washington University School of Medicine, Barnes Jewish Hospital
660 S. Euclid Ave, St. Louis, Missouri 63110.

RECEIVED

JUN 27 2016

City of Chesterfield

What Does Living near a Long-term Care Facility Mean? A Doctor's Perspective

RECEIVED

JUN 27 2016

CITY of Chesterfield

Outline

- Infection rates at long-term care facility
- What kind of infections?
- Risk to neighborhoods
- Medical waste

Dangerous Infections are Common in Nursing Homes and LTC facilities

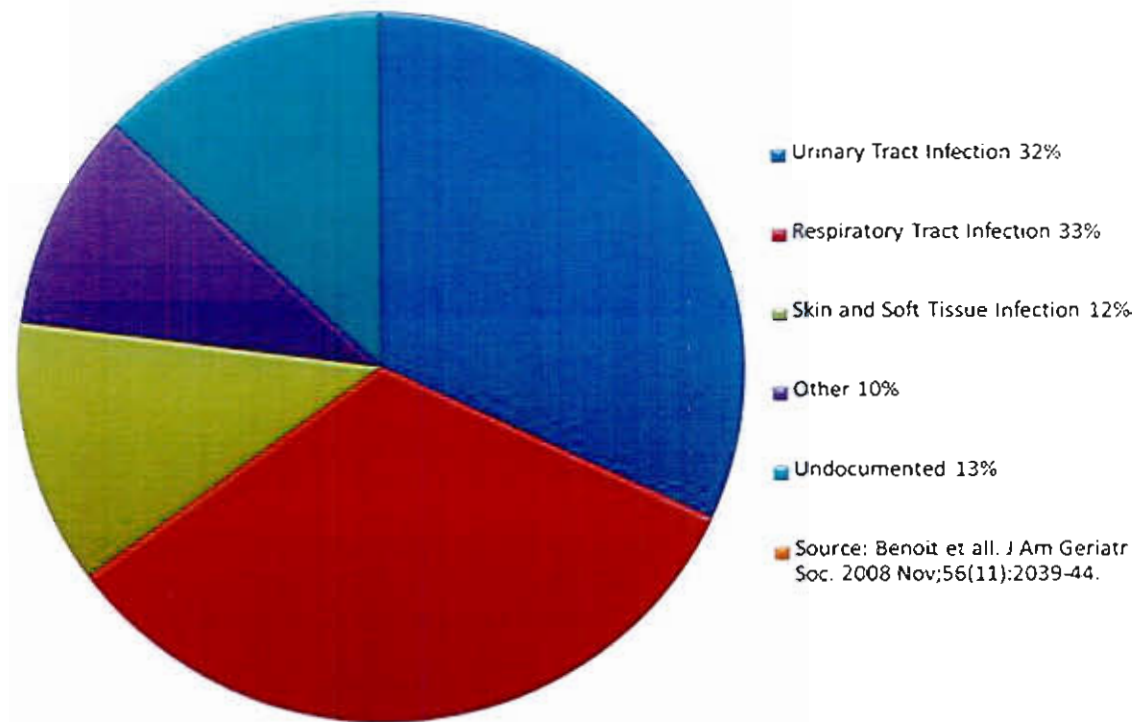
27,000 nursing home residents have antibiotic-resistant infections ¹

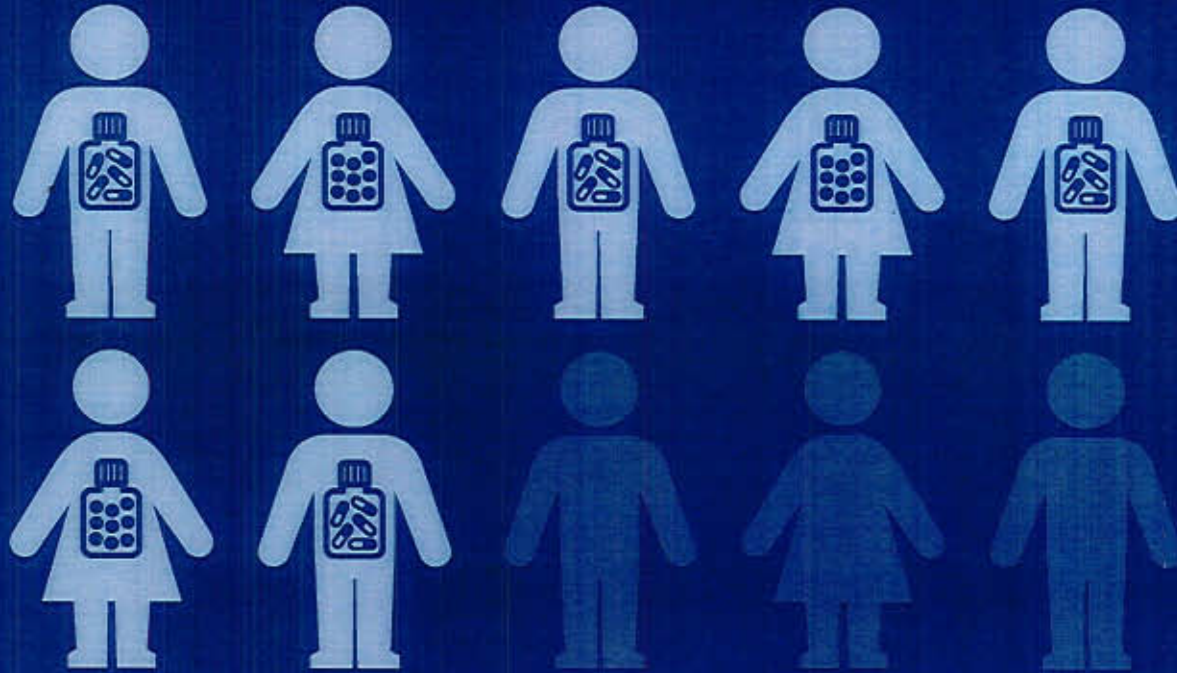
2 out of 3 nursing home residents receive at least one course of antibiotics annually²

250,000 nursing home residents have infections³

1.6 million people live in nursing homes⁴

Most common infections treated with antibiotics in nursing homes





UP TO **70%** OF NURSING HOME RESIDENTS
RECEIVED **one or more** COURSES
OF SYSTEMIC ANTIBIOTICS IN A YEAR

Frequent Antibiotics leads to highly resistant and dangerous infections

- Among the antibiotic-resistant organisms most commonly found in nursing home populations are:
 1. Multidrug-resistant Gram-negative bacteria
 2. Methicillin-resistant *Staphylococcus aureus* (MRSA) and
 3. vancomycin-resistant enterococci (VRE)

Infect Control Hosp Epidemiol. 2014 Oct;35 Suppl 3:S48-55. doi: 10.1086/677835.

Multidrug-resistant organism infections in US nursing homes: a national study of prevalence, onset, and transmission across care settings, October 1, 2010-December 31, 2011.

Kahvecioglu D¹, Ramiah K, McMaughan D, Garfinkel S, McSorley VE, Nguyen QN, Yang M, Pudliese C, Mehr D, Phillips CD.

JAMA Intern Med. 2014 October 1; 174(10): 1660–1667. doi:10.1001/jamainternmed.2014.3918.

Infection Management and Multidrug-Resistant Organisms in Nursing Home Residents With Advanced Dementia

Susan L. Mitchell, MD, MPH, Michele L. Shaffer, PhD, Mark B. Loeb, MD, MSc, Jane L.

Curr Geriatr Rep. 2015 March : 4(1): 87–95. doi:10.1007/s13670-015-0120-2.

Colonization with Multi-Drug Resistant Organisms in Nursing Homes: Scope, Importance, and Management

Marco Cassone, MD, PhD¹ and Lona Mody, MD, MSc^{1,2,*}

Nursing Homes: Superbug Breeding Grounds

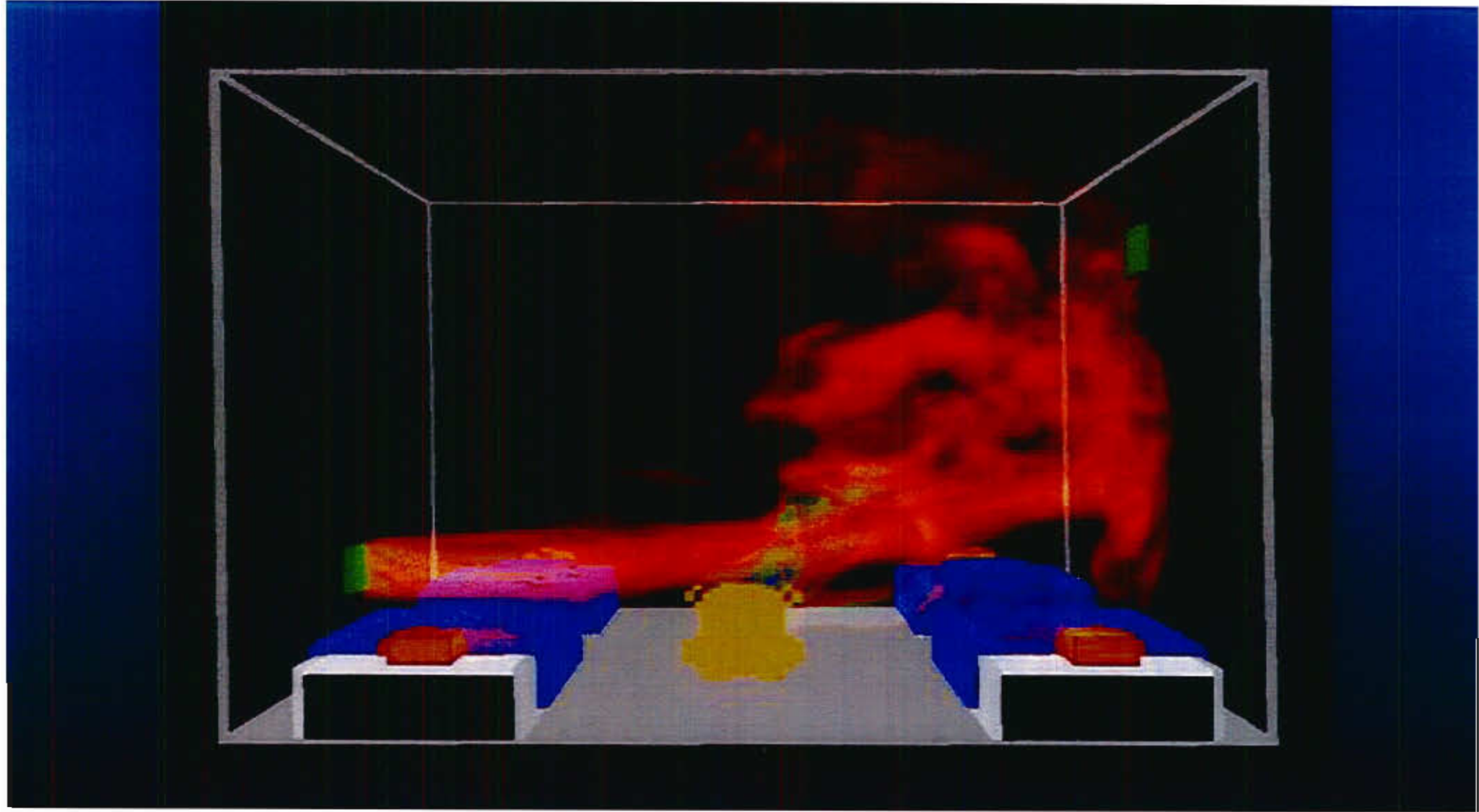


Clean Environment



Source: The Risk of Hand and Glove Contamination after Contact with a VRE (+) Patient Environment. Hayden M, ICAAC, 2001, Chicago, IL.











A 23 year-old woman developed a left facial cellulitis which progressed relentlessly with necrosis. Debridement was performed on several occasions to halt the spread of the necrosis. The Ophthalmology Unit, Universiti Malaysia Sarawak (UNIMAS).

VANCOMYCIN-RESISTANT ENTEROCOCCUS (VRE)



20,000

DRUG-RESISTANT
ENTEROCOCCUS INFECTIONS



1,300

DEATHS FROM DRUG-RESISTANT
ENTEROCOCCUS INFECTIONS



66,000

ENTEROCOCCUS
INFECTIONS
PER YEAR

THREAT LEVEL
SERIOUS



This bacteria is a serious concern and requires prompt and sustained action to ensure the problem does not grow.



SOME *ENTEROCOCCUS* STRAINS ARE RESISTANT TO VANCOMYCIN
LEAVING FEW OR NO TREATMENT OPTIONS



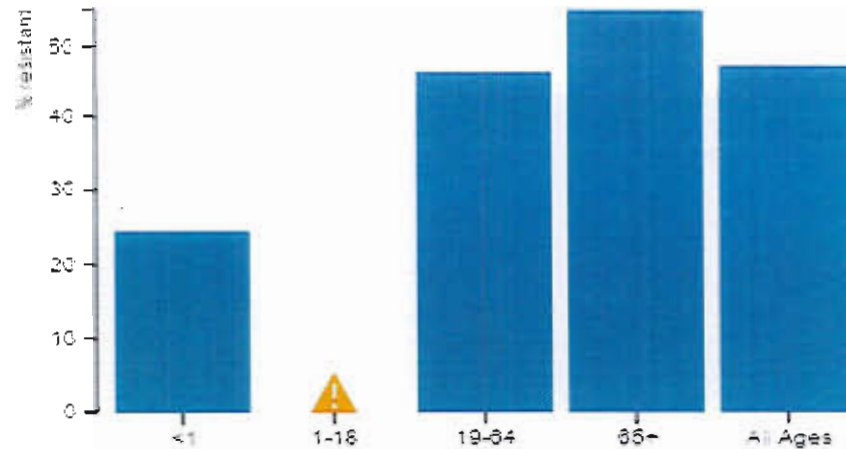


Note: HAIs include CAUTI, CLABSI, AND SSI; these account for about 25% of HAIs in acute care hospitals; values excludes some facility types (nursing homes)

Insufficient Data - Between 1 and 19 isolates were tested for susceptibility. The percent resistance and accompanying data points cannot be calculated when the number of tested isolates is less than 20

Not Defined - Zero isolates were tested. The percent resistance and accompanying data points cannot be calculated when the number of observations in the denominator is zero

Methicillin-Resistant *Staphylococcus aureus* | All HAIs | Combined Years (2011-2014)
Missouri % Resistance by Age Group



LEGEND

State Data

National Data

Insufficient Data



Footnotes

Insufficient Data - Between 1 and 19 Isolates were tested for susceptibility. The percent resistance and accompanying data points cannot be calculated when the number of tested isolates is less than 20

Not Defined - Zero Isolates were tested. The percent resistance and accompanying data points cannot be calculated when the number of observations in the denominator is zero

Note: HAIs include CAUTI, CLABSI, AND SSI; these account for about 25% of HAIs in acute care hospitals; values excludes some facility types (nursing homes)

All data current as of 12/16/2015

MDROs are a Growing Problem

- MDRO infections among hospital patients have continued to rise, despite widespread efforts to control their spread.
 - MDROs are being seen even among patients in the community.

-
- Two main factors drive the spread of MDROs
 1. Overuse and misuse of antibiotic medications.
 2. Cross-transmission between patients in healthcare settings.



CONTACT PRECAUTIONS

VISITORS: Report to Nurse before entering
 Visitantes: Antes de entrar, vea al enfermera

 <p>PERFORM HAND HYGIENE</p> <p>Lávese las manos</p> <ul style="list-style-type: none"> • Before patient contact • After removing PPE • Prior to leaving room 	 <p>GLOVES GUANTES</p> <p>Upon room entry</p>	 <p>GOWN BATA</p> <p>Upon room entry</p>	 <p>EQUIPMENT</p> <p>Dedicate equipment to room where possible</p>
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© 2004 Novartis

Precautions are challenging to enforce in a nursing home: NH are considered reservoirs



J Am Geriatr Soc. 2012 June ; 60(6): 1012–1018. doi:10.1111/j.1532-5415.2012.03978.x.

**Methicillin-Resistant Staphylococcus aureus (MRSA) Burden in
Nursing Homes is Associated with Environmental
Contamination of Common Areas**

Courtney R. Murphy, MS¹, Samantha J. Eells, MPH², Victor Quan, BA³, Diane Kim, BS³,

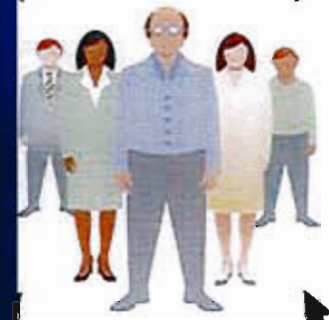


George gets antibiotics and develops resistant bacteria in his gut.



George stays at home and in the general community. Spreads resistant bacteria.

George gets care at a hospital, nursing home or other inpatient care facility.



Resistant germs spread directly to other patients or indirectly on unclean hands of healthcare providers.



Healthcare Facility

Resistant bacteria spread to other patients from surfaces within the healthcare facility.



Patients go home.

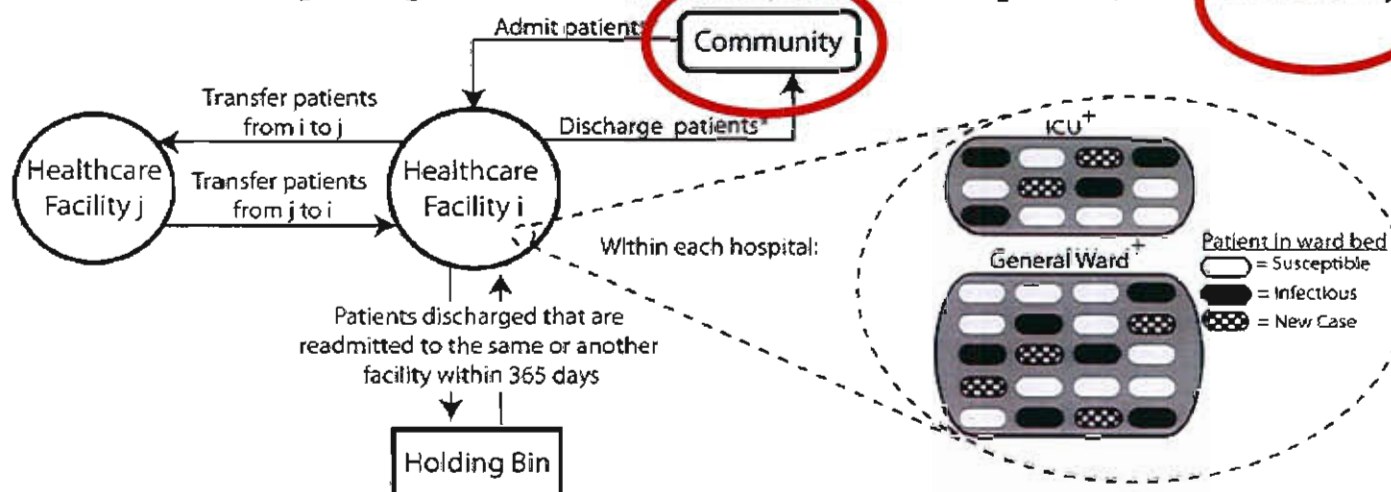
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Med Care. 2013 March ; 51(3): 205–215. doi:10.1097/MLR.0b013e3182836dc2.

The Importance of Nursing Homes in the Spread of Methicillin-Resistant *Staphylococcus aureus* (MRSA) Among Hospitals

Bruce Y. Lee, MD, MBA^{1,2}, Sarah M. Bartsch, MPH^{1,2}, Kim F. Wong, PhD³, Ashima Singh,

Overview of Patients Moving Among Healthcare Facilities (Hospitals and Nursing Homes) and the Community



*Each day new patients (agents) are admitted and discharged to and from the community

+New cases = βSI where β = ward's transmission coefficient; S = susceptible; I = infectious

Med Care. 2013 March ; 51(3): 205–215. doi:10.1097/MLR.0b013e3182836dc2.

The Importance of Nursing Homes in the Spread of Methicillin-Resistant *Staphylococcus aureus* (MRSA) Among Hospitals

Bruce Y. Lee, MD, MBA^{1,2}, Sarah M. Bartsch, MPH^{1,2}, Kim F. Wong, PhD³, Ashima Singh,

- In this study from in Orange County (OC), California, “the addition of nursing homes substantially changed MRSA transmission dynamics throughout the county”

Methods Mol Biol. 2014 ; 1085: 25–69. doi:10.1007/978-1-62703-664-1_2.

Community-Associated Methicillin-Resistant *Staphylococcus aureus* Case Studies

Madeleine G. Sowash and Anne-Catrin Uhlemann

But "For-Profit" nursing homes are cleaner
and better ... or are they???

Quality of care in for-profit and not-for-profit nursing homes: systematic review and meta-analysis

Vikram
resident
physician
professor
professor
professor
researcher

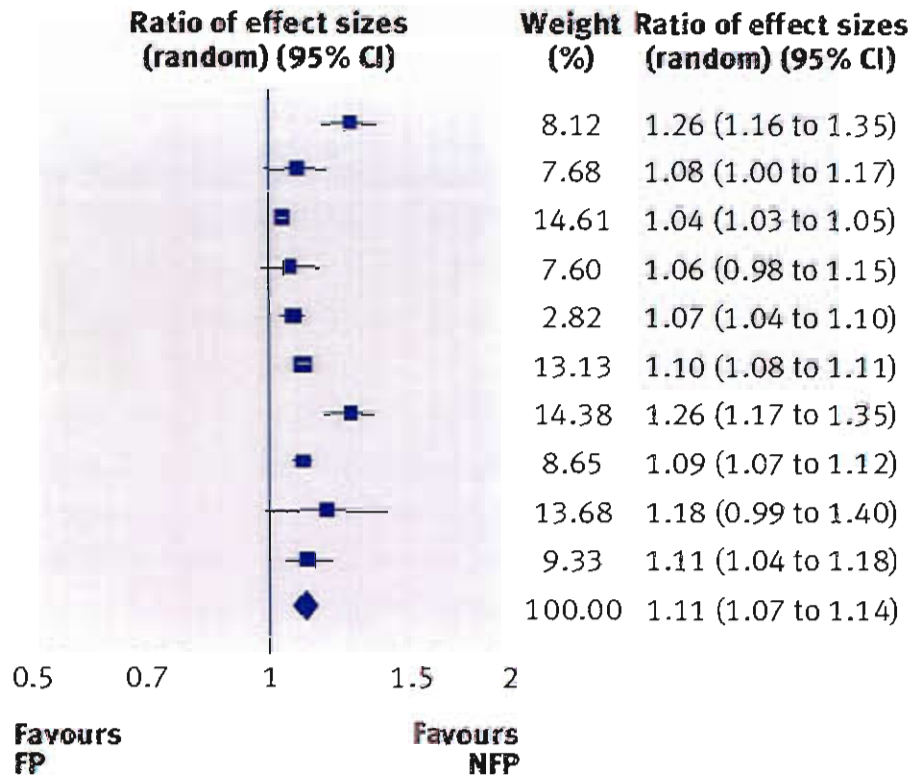
Study

- Winn 1974^{w35}
- Munroe 1990^{w39}
- Kanda and Mezey 1991^{w41}
- Aaronson et al 1994^{w9}
- Anderson and Lawhorne 1999^{w51}
- Ballou 2000^{w54}
- O'Neill et al 2003^{w63}
- Konetzka et al 2004^{w26}
- Akinci and Krolikowski 2005^{w32}
- McGregor et al 2005^{w77}
- Total (95% CI)

Test for heterogeneity:

$\chi^2=106.78, df=9, P<0.001, I^2=91.6\%$

Test for overall effect: $z=6.29, P<0.001$

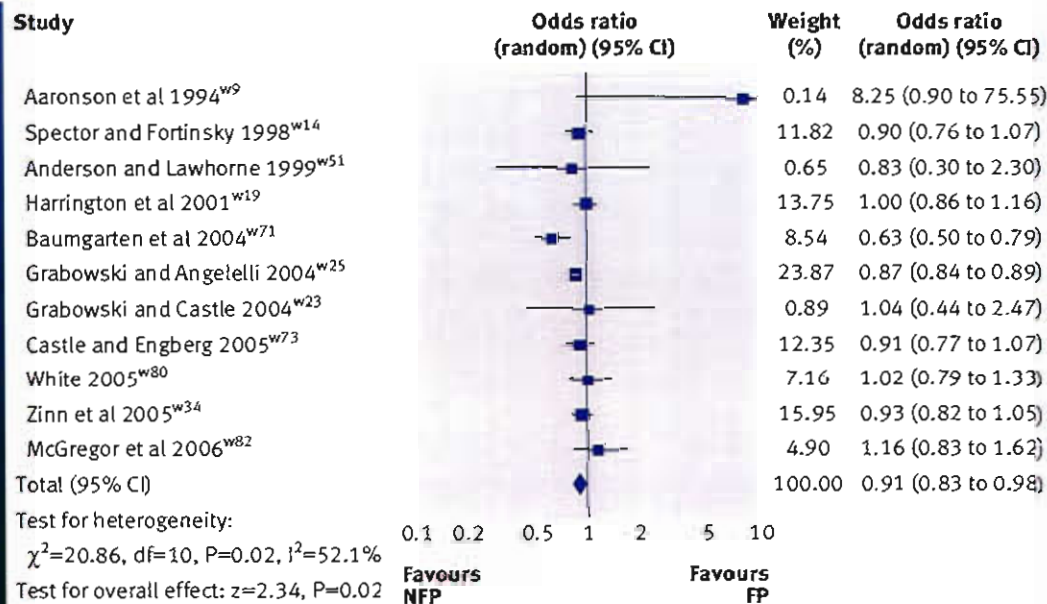


Stone,
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Less and poor quality nursing and physician care → worse outcomes

Observational Evidence of For-Profit Delivery and Inferior Nursing Home Care: When Is There Enough Evidence for Policy Change?

Lisa A. Ronald¹, Margaret J. McGregor^{1*}, Charlene Harrington², Allyson Pollock^{3,4}, Joel Lexchin^{5,6}



Medical Waste





Medical Waste

- Medical waste or biohazardous wastes are more dangerous than household waste.
- Medical waste items contain bodily fluids, gross tissues, and sharps that possess pathogens.
- Contamination or leaks of medical waste in human habitat can also cause disease.
- Regulations regarding medical waste disposal are in the hands of federal and state government, which can complicate monitoring.
- Therefore, it is difficult to determine the full extent of medical waste pollution in the United States.
- Most medical institutions in the United States have access to facilities that readily process biohazardous waste. However, many of these are actually unregulated incineration plants, some which are local.

Medical Waste

- In 1988, the Office of Technology Assessment (OTA) wrote about the issues of medical waste management in the country:
- Many institutions use small-scale incinerators to dispose of medical waste. However, such practices emit relatively large levels of pollutants.
- Due to poor regulations, the impact of small-scale medical waste incineration in the country is difficult to determine.
- Many incinerators in hospitals and nursing homes are located in densely populated areas, increasing potential for higher exposure of the population to poisonous byproducts of incinerated medical waste.

Jonathan Raiche

From: Eric Hlutke <eric@hlutke.com>
Sent: Monday, June 27, 2016 8:43 AM
To: Jonathan Raiche
Cc: PreserveChesterfield@gmail.com; Aurora Hlutke
Subject: Letter of Opposition - PZ 05-2016 Shelbourne Rezoning

Importance: High

Dear Mr. Raiche,

We are current residents of The Reserve at Chesterfield Crossing located in the city of Chesterfield. This quiet neighborhood has provided us with excellent schools and a safe environment to raise a family; however, we recently learned that Shelbourne Healthcare Development Group has just filed a rezoning request approval in order to build a facility 4-story's in height with 51 ALF beds for memory care and assisted living plus 94 independent living units on a small 5.2-acre site at [16580 Wild Horse Creek Road, Chesterfield, MO](#). We live directly behind the proposed site and have many concerns that were evaded by the developer when asked point blank in a town hall setting. I am currently traveling on business in Brazil and will not have the ability to attend the meeting (My wife Aurora will attend in my absence) so I will plead my strong objections in this email.

My objections are as follows:

- Zoning is not Residential: We did not spend the money on the house to be disappointed by learning a large facility would be staring at us 24x7. Given this is zoned commercial the tallest building would likely be two stories and not busy 24x7x365. Additionally, all facilities of this nature are not backed up into a quiet residential area. Just driving around you find most facilities (including one in town and country by Whole Foods) are found in commercial areas not high end residential areas.
- Noise: We purchased in the area to raise a family. My family has a one-year-old and the building of the facility will take well over 18 months. With this construction will be a constant disruption to both to our peace and the wildlife. Post construction will bring sirens and loud trucks picking up trash and making deliveries all year round.
- Wildlife Disruption: We all coexist with wildlife (deer, turkey, coyotes etc) and the facility is in a migration path which will be disrupted and problems would occur when you have trash containers and more importantly sirens. When police, fire and or ambulances have their sirens going down wild horse creek, the coyotes all start howling and go on for about 2 minutes. With the study conducted by similar developments, there will be well over 165+ plus ambulance visits per year at this facility averaging 3 per resident.
- Traffic Increase: We already experience bad traffic on Wild Horse creek especially when 64 has an accident and traffic is rerouted (which happens often), now a facility which will increase demand on a small road with little to expand is counter intuitive to civil engineering.
- Quality of Life: We chose to make Chesterfield our home based on the premise this is a family oriented community and we can raise our children peacefully without constant interruption. Shelbourne has repeatedly mis-represent the facts on noise of construction, the post noise, the height of the building (was 3 when purposed, now it is 4 stories), and has gone around the people of the neighborhood by using the HOA who was not authorized to provide a blanket letter of support. The neighborhood has

spoken quite adamantly against this development as it will dramatically decrease the quality of life all the people raising a family expected.

We and many other residents in the nearby communities are concerned for the safety and security of our families as the proposed facility will create more hazards for traffic accidents, cause medical waste disposal problems, impose pressure on emergency response services as well as introduce light and noise pollution to the neighborhood composed of almost exclusively low-profile (2-story and lower) single family houses, schools, churches and community centers.

We strongly believe that the 24/7 nature of operations for this type of business is not compatible with the current peaceful residential settings and the development should be recommended to an alternate location to preserve the quality of life expected for our family. We sincerely request the committee to review our concerns regarding the current proposal and support our position by rejecting Shelbourne's project and think long term versus the short term tax benefit.

Thank you for your time and please feel free to contact us via email or phone.

Regards,

Eric and Aurora Hlutke

Cell: 314-452-8876

Address: 316 Willow Weald Path (Directly Behind the proposed Development within 300ft)

Jonathan Raiche

From: Shankar Mahesh Manakkal <mshankarmahesh@yahoo.com>
Sent: Monday, June 27, 2016 2:19 PM
To: Jonathan Raiche
Subject: PZ 05-2016 Shelbourne Rezoning

Respected Members of the Planning Commission of the City of Chesterfield,

We are deeply opposed to Shellbourne trying to set up an assisted living in a neighborhood that is predominantly residential and has a number of Day Care Centers, Pre-Schools, Schools and After School Care Centers in the near vicinity.

This will not only disturb the peace and tranquility, but also brings into consideration other issues like reduction in quality of Public services, Traffic and Safety, Security due to the proliferation of external individuals/entities to the facility, Hygiene/Sanitation, Various distractions due to the penetration of heavy vehicles, noise, strobes, signals, alarms, sirens and etc.

Most importantly, while we do appreciate the services provided by such an entity, we deeply feel that a facility of this nature is totally out of character in the entire neighborhood and merits being relocated to a better location not far from the current location on account of the plentiful land being at the disposal of Sachs Properties.

Best,

Shankar Manakkal & Savithri Renganathan

338 Oak Stand Path
Chesterfield, MO 63005
Phone: 901-347-0562
Cell: 732-618-9628 / 732-804-3094

Jonathan Raiche

From: John Stobbs, CPA <johnpstobbs.cpa@gmail.com>
Sent: Monday, June 27, 2016 5:05 PM
To: Jonathan Raiche
Subject: opposed to PZ 05-2016 Shelbourne

Dear Mr. Raiche,

I own a villa and live less than a mile from the proposal and my business is officed less than a mile from the proposal.

I do not see how using the proposed parcel of land is best use for the facility considered.

A better use for the property should be found.

Sincerely,

John Stobbs

--

John P. Stobbs, IAR, CPA/PFS, MBA
Investment Advisor Representative
Founding Member, Principal
Convergent Wealth Management, LLC

16150 Main Circle Drive, Suite 115 | Chesterfield, MO 63017
ofc: 636-536-1800 | ConvergentWM.com

Jonathan Raiche

From: Joan <joanandlarry91@att.net>
Sent: Monday, June 27, 2016 9:49 AM
To: Jonathan Raiche
Subject: Letter of opposition for PZ 05-2016 Shelbourne

We bought our house in Chesterfield Farms in 1994 and we oppose the proposed rezoning of land nearby for an assisted living facility to be built. We oppose the rezoning due to the increased traffic, ambulances, and the height of the building.

- Joan Tietz
109 Brighthurst Drive
Chesterfield, MO 63005

Jonathan Raiche

From: Sathish Makkapati <sathish_stl@yahoo.com>
Sent: Tuesday, June 28, 2016 4:14 PM
To: Jonathan Raiche
Cc: Aimee Nassif
Subject: Comments from yesterday's public hearing

Follow Up Flag: Follow up
Flag Status: Completed

Dear Jonathan,

Please share this message with staff, Mayor, City Council members, and Planning Commission members.

Thanks for your help.

-

Thanks for your time last night, and thank you for hearing all the residents' concerns. It was a long night, and I really appreciate planning Commission's, Mayor's, Council Members' and City Staff's time.

I do have one question though, and hoping that you could help. I have heard from many panel members that this rezoning request gives the city opportunity to put restrictions on the uses and other stuff on the parcel. Selbourne is not building a gas station or a tattoo parlor. So, unless I understand this incorrectly, the panel is recommending to put restrictions on the parcel (so that no gas station or similar come up there), and approve Shelbourne's rezoning request that enables them to build an assisted living facility. Isn't that a moot point to restrict uses on a parcel, when Shelbourne is not intending to use any of them?

Assuming that you are able to put restrictions on the parcel so that a tattoo parlor or gas station does not come up there (sorry for using those two as example as these were brought up many times by several panel members) and zoning is approved with restrictions, it does not change the fact that Shelbourne is going to build a assisted living facility in that parcel. What good are the restrictions at that point?

Moreover, as several speakers pointed out, Shelbourne's rezoning application deals with the eastern most parcel only and does nothing to change existing zoning on the two parcels immediately adjacent to Baxter Road. So, if indeed the Planning Commission members are

working under the idea that this rezoning somehow eliminates the chance of a gas station or other commercial use in these sites, that assumption is completely wrong.

As a matter of fact, the chances of commercial development are very high on the two parcels that are not part of this rezoning application. So, what's the logic in making statements that the Shelbourne Development will eliminate gas stations? Unfortunately, this has been the same scare tactic that was being floated around; and honestly, we are disappointed that the same argument keeps coming up again and again. Am I missing something here?

We humbly request the staff to clarify the situation so the scare tactics being employed here will go away. Here are some of our points, which we think staff need to convey to the planning commission members and elected officials; so that the wrong information being spread now will stop.

1. This is a rezoning request. The applicant is asking for uses that are not currently allowed to be built on the site. Hence the need for rezoning.
2. We are comfortable with the current ordinance 2557. We are willing to live with that. We DO NOT support changing the current zoning regulations.
3. It is a complete lie that this rezoning application eliminates the chances of commercial development at the corner of Baxter / Wild Horse.
4. It is a complete lie that this rezoning application is changing the zoning to residential only.
5. Even if this rezoning were to be approved and the Shelbourne Development is built, the potential for a gas station or tattoo parlor on the 2 remaining sites still exists.

I really appreciate that everyone is trying to do what is right for the citizens and chesterfield. Zoning is not my are of expertise at all, and I apologize for the questions.

Thank You

Sathish Makkapati
327 Oak Stand CT
Chesterfield, MO 63005

Jonathan Raiche

From: Elaine Asner <alenska213@yahoo.com>
Sent: Wednesday, June 29, 2016 10:28 AM
To: Jonathan Raiche
Subject: Letter of opposition for PZ 05-2016 Shelbourne

Dear Jonathan Raiche,

My name is Elaine Asner and I live at the Estates of Baxter Point located next to the intersection of Baxter Rd. and Wild Horse Creek Rd. I would like to let you know that my family and I greatly oppose the building of the assisted living facility with memory care units at this intersection.

My husband and I moved to this neighborhood last year from a northern suburb of Baltimore, Maryland. We lived not far from an assisted living and Alzheimer's care facility there. It was not a 24/7 operating establishment but we did hear ambulances regularly and there was an increased police presence. We now have an 8 month old and a 4 year old. There are many children in our current neighborhood in Chesterfield, MO and I believe that this proposed project would greatly burden the area due to noise level (as we have known in Baltimore), property values, appearance of the area due to the building's height and density, and strain of emergency services.

My husband and I are both in the medical field and greatly value the need for proper care for the individuals who would be housed in such a facility. We just ask that it not be so close to our neighborhood and surrounding neighborhoods with so many children and schools.

Sincerely,

Elaine Asner

(317)698-7369

Jonathan Raiche

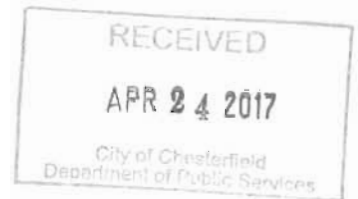
From: Valeri Lerman <valeri5952@yahoo.com>
Sent: Sunday, July 03, 2016 5:55 PM
To: Jonathan Raiche
Subject: Letter of Opposition for PZ05-2016 Shelbourne

This letter is to express my opposition to rezoning the area by Baxter and Wild Horse Creek Roads to permit building an Assisted Living Facility. Please leave some green spaces by this residential area and consider the negative impact of increased traffic congestion of this already busy intersection if this facility is allowed.

Sincerely,
Resident VALERI LERMAN

April 21, 2017

City of Chesterfield,
Attention Committee of zoning, planning & public works
690 Chesterfield Parkway W
Chesterfield, Mo. 63017



Regarding: PZ05-2016 C148B Shelbourne Sr. Living Project.

Dear Mayor Nations, and Chesterfield City Planning & Zoning Committee,

I will be out of town and cannot attend the upcoming planning committee meeting on Monday evening so I am writing this letter to express my ongoing frustration and objection to the proposed Shelbourne Sr. Living Project.

I have attended most of the past Planning Commission meetings on this topic, listened to the arguments, and voiced my concerns. I am President of the Baxter Pointe Villas Board of Trustees. This proposed complex is proposed to be built in full view and diagonal from our villa properties. We will be negatively impacted by this project for all of the reasons that have gone down on record to date. Unfortunately, most of these reasons seem to be dismissed by the committee.

At the last meeting Shelbourne and specifically their attorney Mr. Michael Doster represented that they had met with concerned residents but were willing to meet again and discuss the issues. I approached him after the meeting, voiced my major concern over the density of this project and explained who I was and that my contact information was posted on the Chesterfield City Web site should he want to meet as he stated in the meeting. To date I have never had a conversation with any representative of Shelbourne. I suppose that responding to the residents' concerns is not really all that important to them. Is this the kind of neighbor that you would want to live next to?

Secondly, the purpose for the zoning committee is to listen to reasons as to why the zoning plans should be changed and how would it benefit the community. In this case, there has been an overwhelming voice of how the zoning change would do the exact opposite and damage the community, residents, infrastructure, etc. Where is the proof of the opposite (i.e. the benefit that warrants a change)? In the meetings I have attended thus far, it appears that the zoning committee has their minds made up in favor of this project and you are going through the motions. As residents get up one by one and plead their case as to why this change to the zoning plan and this project would be bad for the community, the zoning committee's eyes seem to glass over and are more intent on watching the clock to assure no person runs over their meager 3 minutes allotment. Is it because you are biased against the ethnicity or how clearly they can express their concerns and therefore discount their input?

Third, when I individually approached a member of the zoning staff, explained my credentials and expressed my concerns explaining that in my review of the site and the plans that the green space requirements were not being met. (I am a professional Engineer with over 40 years of experience in these matters). To my amazement, I was summarily dismissed and told, don't worry about that, we will look at that later. This very issue of density is at the root of the problem. The high density on this site is probably the largest issue and drives all the other concerns expressed about noise, lighting, traffic, wear and tear on roads, etc.. The site and the plans are not compatible. How can one not consider this and

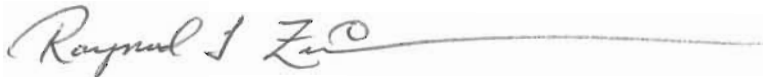
the objections on this very issue from a multitude of residents now versus putting off till later after the zoning recommendations are already made?

Fourth, the city council and the zoning committee seem to show little regard for the overall long term impact of their recent zoning decisions on the RESIDENTIAL aspects of our community. Numerous, Extremely High Density Projects located right in the middle of residential areas have and continue to be brought forward for Zoning changes and approval without a solid case for the net benefit of the community. A few examples are (The high density senior living complex on chesterfield parkway and justice post rd., the high density new apartment complex on chesterfield parkway and Lydia hills dr., The high density apartment complex on Shoettler Rd. The newly proposed high density apartment complex at the house trailer park.) In addition the approval of 2 major outlet malls in Chesterfield Valley knowing that this would negatively impact the viability of Chesterfield Mall (since placed in receivership)In my opinion a large number of residents in Chesterfield fail to see the logic in your thought and approval process.

As a resident of Chesterfield we expect representation that will use sound business judgment, and require through analysis of the benefits to the community by qualified personnel before making seemingly arbitrary changes to our zoning plans in order to satisfy BIG BUSINESS with the hopes of raising tax revenue. I have lived in Chesterfield almost 45 years and have seen a lot of changes for the good. However, in the last 3-5 years there seems to be a considerable deterioration in decision making regarding non residential land use, zoning / related projects, and leasing properly for which there is no beneficial use by the City of Chesterfield.

For these reasons I would urge you not to continue this trend and disallow the zoning changes requested by Shelbourne .

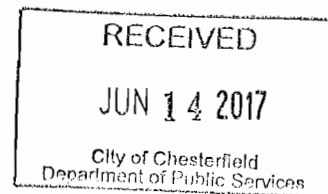
Respectfully,



Raymond J Zimmermann
16618 Equestrian Ln.
Chesterfield, Mo. 63005

June 13, 2017

City of Chesterfield,
Attention Committee of zoning, planning & public works
690 Chesterfield Parkway W
Chesterfield, Mo. 63017



Regarding: PZ05-2016 C148B Shelbourne Sr. Living Project Appeal

Dear Mayor Nations, and Chesterfield City Planning & Zoning Committee, Jessica Henry Sr. Planner

After your last meeting and vote on this request to modify the zoning and approve the Shelbourne project, I was very excited to see that the request was denied. It appeared that sound judgment upon the part of the zoning committee and the Mayor prevailed. I am now surprised to hear that you are considering an appeal of your decision.

Once again I am out of town and not able to represent myself in person, so I once again urge you to stick with your original decision to deny this request. Nothing has changed that would merit reversal of your previous decision. The negatives to the community far outweigh any potential positives that would come from this proposed zoning change and project.(see copy of previously sent letter below).

Negatives:

1. Addition of extremely high density facility, much too large for the site in question, in the middle of a residential neighborhood.
2. Addition of noise pollution.
3. Addition of air pollution.
4. Addition of increased traffic load on very busy street.
5. Accommodates little to no green space in violation of building guidelines.
6. Introduces high rise building right in the midst of a residential neighborhood.
7. Reduces property values of homeowners in the near vicinity of said project.
8. 24 x 7 operation in the midst of a residential community.
9. Certainly counter to the over whelming voice of residents / voters desires and input.
10. Lacks good judgment for type and size of project for said site.
11. Inconsistent with a good long range plan for chesterfield and the addition or proposed addition of **many extremely high density projects in or near residential neighborhoods**. If chesterfield residents wanted to live in a "Clayton" high density type environment they would not have moved here.

Positives:

1. Only the hopes of some increased tax revenue.

Conclusion:

Negatives far outweigh Positives of rezoning this site and allowing the proposed senior living project to proceed. As a resident, President of Baxter Pointe Villas Board of Trustees and concerned citizen, I urge you to stick with your previous decision to deny this Appeal.

Respectfully,
Raymond Zimmermann
16618 Equestrian Ln
Chesterfield, Mo. 63005
Email RJZLLC@yahoo.com
314-591-6427

A handwritten signature in black ink, appearing to read "Raymond J. Zimmermann". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Previously sent letter on April 21, 2017 prior to your final vote

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Respectfully,

Raymond J Zimmermann
16618 Equestrian Ln.
Chesterfield, Mo. 63005

ASCENSION CATHOLIC CHURCH
230 SANTA MARIA DRIVE, CHESTERFIELD, MO 63005
636.532.3304 WWW.ASCENSIONCHESTERFIELD.ORG



June 14, 2017

Planning and Public Works Committee
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Dear Members of the Planning and Public Works Committee,

I am writing to voice my support for your earlier “decision of denial” for the request for a zoning map amendment concerning: P.Z. 05-2016 Wildhorse Baxter Center, C148B (Shelbourne Senior Living).

The concerns of Ascension Catholic Church are not over the proposed facility as a living center for senior citizens. The concerns are over the traffic the facility will add to the area as well as the question of drainage and run-off.

Wild Horse Creek Road is a primary entrance and exit for our parish campus. While we also have access off of Baxter and Old Chesterfield Road, the majority of our traffic enters and exits by way of Wild Horse Creek Road. On a normal day in which school is in session, we estimate over 300 vehicles entering and/or exiting by way of Wild Horse Creek Road. On weekends, the traffic count would be significantly higher due to Masses and parish events. Already we see a number of vehicles “cutting through” our property to avoid the Baxter/Wild Horse Creek Road intersection. We are concerned this will only increase with construction of a large residential facility across the street. Additionally, since the entrances would not align (as it appears on the photo), there are concerns over traffic patterns and left turns onto Wild Horse Creek Road.

Given the plan to place a senior living facility on the site (or any residential facility), the employed staff would be exiting at set times creating sizable periods of traffic flow. As it is currently zoned, the traffic would be less periods of heavy volume traffic.

Another concern is the question of water run-off. We have in the past had to deal with issues of erosion and currently are facing significant cost to remediate areas of the property due to water run-off. Will the construction of a large facility with large areas of impermeable surfaces cause greater run-off into the area behind our property? Where will the run-off be diverted? I raise this only as a concern. I’m sure this issue is considered in all construction.

Thank you for considering the concerns of Ascension Catholic Church.

Rev. Thomas M. Molini
Pastor