

Jessica Henry

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

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

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

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

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

Thanks

Mark Stegmann

Mark J. Stegmann

Mark J. Stegmann
Wells Fargo Advisors, LLC
First Vice President-Investment Officer
16647 Chesterfield Grove Court Ste 200
Chesterfield, MO 63005
Phone 636.530.3281 or 800.573.7662
Fax 636.530.3299

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Jessica Henry

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

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

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

Sincerely,

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

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

RECEIVED
City of Chesterfield

May 13 2016

Department of Public Services

Mills Properties Apartment Complex – Schoettler Rd

Dear Jessica Henry and the Chesterfield Planning Committee,

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

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

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

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

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

Sincerely,

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



Jessica Henry

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

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

Janice Kearns
Brook Hill Dr
Sent from my iPhone

Sent from my iPhone

Jessica Henry

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

Dear Jessica,

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

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

Tod

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

RECEIVED
City of Chesterfield

May 16 2016

Department of Public Services

May 16, 2016

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

Dear Miss Henry,

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

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

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

Sincerely,

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

Jessica Henry

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

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

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

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

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

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

Thanks for your consideration.

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



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

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

Jessica Henry

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

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

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

--

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

636-394-4148

Jessica Henry

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

Jessica,

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

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

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

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

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

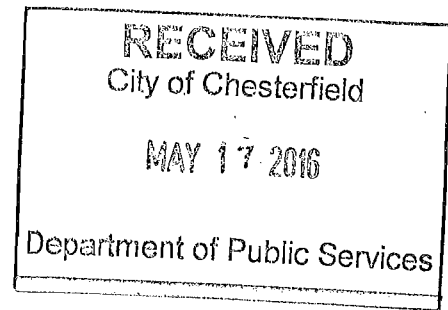
Bob Kearns

rfkearns@swbell.net

636-357-5479

May 17, 2016

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



Dear Ms. Henry:

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

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

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

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

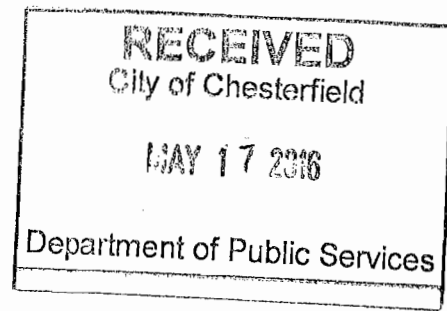
Ed Orlet
14947 Pocono Circle
Chesterfield, MO 63017
(636) 448-6712

To: Chesterfield Planning & Zoning Commission

From: Mary Ann Mastorakos

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

Date: May 17, 2016



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

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

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

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

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

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

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

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

2. Plan Policies Element at page 31 states:

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

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

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

4. 2.1 Quality Residential Development:

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

5. 2.1.1 Conservation of Existing Quality of Life:

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

6. 2.1.3 Encourage Preservation of Existing Residential Neighborhoods:

“Preserve or improve existing residential neighborhoods’ identities”

7. 2.1.4 Compatible In-Fill Residential Construction:

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

8. 2.1.6 Reinforce Existing Residential Development Pattern:

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

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

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

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

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

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

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

Thank you for your consideration in this matter.

Sincerely,
Mary Ann Mastorakos

Jessica Henry

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

Jessica,

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

Sent from my iPhone

Jessica Henry

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

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

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

14817 Grantley Westchester Place New home 8 years

15314 Schoettler Estates 22 years

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

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

What happen to the condo option presented last year?

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

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

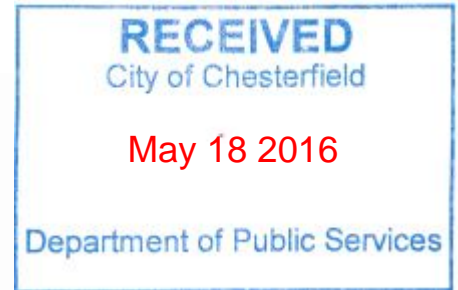
Look forward to seeing everyone on Monday evening

Larry Krumrey

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

May 18, 2016

City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Mo. 63017



Dear Chesterfield Planning Commission:

As a Chesterfield resident, I am writing to express my strong opposition to the KU Development, LLC request for a zoning map amendment from the “R-1” Residence District, “R-2” Residence District, and “NU” Non-Urban District to an “R-6” Residence District. I request the Chesterfield City Council and the Chesterfield Planning Commission reject this request.

The proposed development is immediately adjacent to property my family has owned for more than 50 years located at 1410 Schoettler Rd. Our family property is zoned non-urban 3 acre. If approved, KU Development will have an enormous negative impact not only on our property, but will permanently alter the conditions and environment of the entire Schoettler Rd. residential community. There is no rationale for placing high density apartments in a residential community. By any stretch the proposal is not compatible and I oppose it in its entirety.

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

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

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

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

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

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

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Steve Mastorakos". The signature is written in a cursive, flowing style.

Steve Mastorakos
16217 Bent Tree Drive
Chesterfield, MO 63005

RECEIVED
City of Chesterfield

May 19 2016

Department of Public Services

May 18, 2016

Ms. Jessica Henry
Project Planner
City of Chesterfield
jhenry@chesterfield.mo.us

Re: P.Z. 03-2016 40 West Luxury Living (KU Development, LLC)

Dear Ms. Henry,

I am writing to voice opposition for the proposed zoning change from R-1 to R-6 for the land at the corner of Schoettler and South Outer Forty Road.

I live in the middle section of Schoettler off of Summer Blossom Lane. I am very familiar with the property in question. The current plans are for multiple buildings housing over 400 people with mostly off street parking.

This proposal is the wrong use for this property. The property itself is steep and wooded requiring a complete clear-cut of the hard woods and massive earth re-contouring. This will be a large environmental impact with the immediate loss of woodlands and a long-term change with solid surfaces increasing water run-off. The location is in a neighborhood and the multiple buildings with such a high density of people is not consistent with the surrounding community of single family homes. This will affect the traffic patterns considerable and threatens re-sale values of the near by homes.

While develop is happening on Scheottler, such as the development at the corner of Clayton, it is in a style more conducive to the local neighborhoods. I don't oppose develop of this land, but it needs to be in a form with lower environmental impact and more consistent with the local land use.

Please reject the zoning change and let KU Development return with a proposal more consistent with surrounding neighborhoods.

Thank you for your consideration.

Sincerely,



Stephen Osmon
14689 Summer Blossom Lane
Chesterfield, MO 63017
314-704-1496

May 19 2016

May 18, 2016

Dear Jessica Henry, Bridget Nations and Guy Tilman,

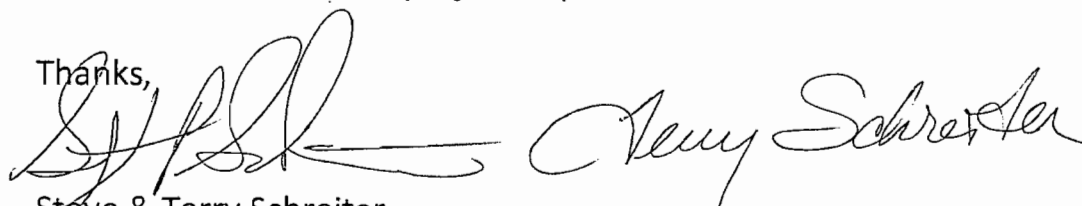
I've just heard about the apartment complex that you'll be meeting about on May 23rd. I am a resident of Sycamore Manor Subdivision, which has its entrance off of Schoettler Road and will be greatly impacted if this complex goes forward. I have very big concerns about this project and hope that the City of Chesterfield uses their good judgement and does not approve this project.

Some of my biggest concerns are the reduction of our property values and the amount of additional traffic, which would be horrible. Traffic already backs up in the morning with people trying to get onto hwy 40, onto the Spur road that loops up to Clarkson and for buses and families trying to get into Highcroft. The addition of all these cars at the apartments, in conjunction with the new neighborhood at the top of Schoettler and Clayton would be a huge mess. It's already a bit of a speedway when Logan College classes are starting or ending.

I'm also concerned about the removal of all the trees along the highway there, in order to build the apartments. We can already hear the highway noise from our neighborhood and with the loss of all those trees, the highway noise is likely to greatly increase.

Please do not allow this project to proceed.

Thanks,



Steve & Terry Schreiter.
1470 Shagbark Court.

Jessica Henry

From: Ed Hartzke <hartskey@yahoo.com>
Sent: Friday, May 20, 2016 9:33 PM
To: Dan Hurt; Jessica Henry
Subject: KU Development rezone...

We live in Scarborough which is accessed from Schoettler Rd.

Putting dense housing at the proposed area (or anywhere along Schoettler):

1. Is extremely contrary to the single family homes anywhere nearby.
2. Would make traffic on Schoettler and the South outer road intollerable. It is already very heavy due to non-resident traffic using it as a thoroughfare and Logan students.
3. Would make property values plummet, which affects property tax revenue.
4. Extra traffic would increase road maintenance costs.
5. Would increase cost of police service.

We are **TOTALLY** not in favor of this proposal!

Ed and Joan Hartzke
1901 Buckingham Dr.

[Sent from Yahoo Mail for iPad](#)

Jessica Henry

From: Bob Atchison <bobatchison@charter.net>
Sent: Sunday, May 22, 2016 12:00 AM
To: Jessica Henry
Subject: Zoning for Multi Dwelling

Jessica,

We were recently advised of the plan to re-zone the area next to Schoettler and Hwy 40 in order to build a 280 apartment complex. We are sending this email to object to this proposal and the subsequent apartment development. We would like this email included in the record to show that my wife and I oppose this idea. This development will cause a detrimental impact to our neighborhood and community and is not a thoughtful decision that will benefit all parties. Chesterfield will benefit by increasing revenue and the builders will increase his profits, however, the existing Chesterfield residents and the new apartment tenants will suffer due to this ill-conceived idea.

The intersection of Schoettler and Hwy 40 is already a place where many accidents occur due to those entering the highway at a high rate of speed from Chesterfield Pkwy and for those residents waiting to turn onto Highcroft. This new development will greatly increase the traffic, congestion and cause even more accidents to occur. You have already approved a building project at Schoettler and Clayton, combined with the Logan College traffic and existing neighborhood traffic, this will stress the area too much and be too hazardous.

The proximity of this intersection and Outer 40 is not suitable for families with children to be living and playing nearby. This intersection is already dangerous without adding hundreds of cars from the apartment complex trying to navigate Schoettler and South Outer 40. Besides, we have never driven down a highway and seen an apartment complex alongside the entrance ramp of a highway. This is a bad idea and needs to be reconsidered. We thought that the South side of Hwy 40 would be developed similar to the North side with commercial properties that enhance the entire community and have business hours that will not overwhelm the traffic.

The existing Chesterfield residents are the foundation of this community. We pay high taxes in Chesterfield to live in a stable, established and secure community. Introducing an apartment complex will cause a significant reduction in home values as the apartment residents will be transient and constantly changing with no intention of retaining property values. We all have indentures with very strict regulations in order to maintain the integrity of our neighborhoods and retain the value of our homes. A single approval signature by the board, for this proposal, will change the integrity of this community for the worse, with one stroke of the pen.

This is the wrong influx of people to bring in a community where many of the residents have lived here for 20 to 40 years and take pride in maintaining their homes and the subsequent value. In many cases, these homes are the most important and valuable investment these residents have. There are million dollar homes just down the street and to even consider apartments at this location, is irresponsible. At a minimum the board should not entertain any development project that wasn't at least in the form of condo's. The condo owners will be subject to the increased hazards, however, they will take better care of their property and be a better fit for the neighborhood.

We understand the developer has obtained 400 signatures from business owners that think adding apartments to this area is a great idea. Of course they do, because they all want to increase their profits. We think these signatures are irrelevant. As a fact, Galleria in West County was also excited about gaining revenue from increased business from the Metro Link until it was built. Then some undesirable population traveling the Metro Link destroyed this shopping mall

with shoplifting and making it a very unsafe location to shop in. The Metro Link was also considered progress and generated revenue. Galleria will never recover. All decisions to increase profit are not always good decisions especially where the mix of people in a neighborhood is changing so drastically.

We understand the board's need to increase revenue as this is probably an objective every year. Objectives are always difficult to achieve if they are done properly. In this case, respect must be paid to the new residents and the existing residents. Regarding this development, the existing residents are being ignored and the safety of the new residents is being overlooked. We think the city of Chesterfield is trying to fly this initiative under the radar. We are curious as to why the city placed a small sign at Hay Barn Lane explaining about rezoning. Don't you think a big sign stating the intention was to build 280 apartments on this space wouldn't have received more attention and interest. My wife and I spoke with 15 residents in my neighborhood and only 2 were aware of the zoning meeting and they had no idea the plan was to build apartments at this location. Everyone we spoke to thinks this idea is horrible and will damage the integrity of this community. They are not against apartments but the apartments are not suitable for this location. Build them in another part of Chesterfield that is not on a dangerous and congested intersection. Build them in a place where families can raise children without worrying about the highway being so close.

We moved to Chesterfield 25 years ago because of the "green space" and the safety and security of the area. Chesterfield had a wonderful reputation. Therefore, your approach to maintaining this reputation has to be thoughtful and well planned in order to maintain the integrity of this community. Just making decisions based on it being an easy way to increase revenue will drive long term residents away and not be a plan that benefits everyone and something to be proud of. We already know 3 homes for sale as a result of this initiative and this exodus is just beginning.

Developers will try to overdevelop and make Chesterfield like another downtown St. Louis. Please don't let this happen, as we all lose. We will be at the meeting to try to stop this zoning change and we hope that you reconsider this proposal and ask the developer for plan B or a plan better suited for this intersection.

Bob Atchison & Marina Atchison

14703 Mill Spring Dr.

Jessica Henry

From: Joanie <jfrank21@charter.net>
Sent: Sunday, May 22, 2016 8:02 PM
To: Jessica Henry
Cc: Bridget Nations
Subject: KU Properties Proposal

Dear Ms. Henry,

As a Chesterfield resident in ward 2, I want to express my opposition to the proposed KU Properties proposal to build apartments along Schoettler Rd. I feel this project will significantly increase traffic, lighting and noise pollution and crime along Schoettler Rd and south Outer 40 as well as destroy the quality of the residential neighborhoods and decrease property values of the single family homes in the area. In addition, the loss of the existing green space is irreplaceable for future generations. Please vote no on this proposal.

Thank you,

Joanie Frank

314. 496. 8314

Sent from my iPhone

Jessica Henry

From: J L Sherman <warshafsky@hotmail.com>
Sent: Sunday, May 22, 2016 9:21 PM
To: Jessica Henry
Subject: Planned Development at Schoettler and Hay Barn Roads

Dear Ms. Henry--

Because i was unable to find a way to email my signed letter I am sending it unsigned below:

Planning and Zoning Committee
City of Chesterfield

To Whom It May Concern:

I, Janice Sherman, a resident of Chesterfield, living at 14641 Big Timber Lane, am writing to express my concern and opposition to the currently proposed development of the very large tract of land at Schoettler and South Outer 40 Roads.

While I realize that this property will be developed, I am primarily concerned about three things:

1. The proposed large apartment complex planned is not in character with the neighborhood and especially the contiguous homes. I feel that a less dense development of individual, cluster homes or villas would be more appropriate for the neighborhood.
2. Increased traffic to an already dangerous area of Schoettler Road where it intersects South Outer 40 Road. Cars approaching this intersection cannot see other cars until they have gone around the bend and are too close to a car that has stopped to make a left turn onto Highcroft Drive.
3. Another problem is that cars at the intersection of Schoettler and South Outer 40 Road often start to enter the Outer Road and then decide not to proceed and the car in back runs into the first car.

Of course I hate to see trees and vegetation destroyed and wild animals displaced.

The animals have no place to go. A large vegetation buffer along Schoettler Road and Hay Barn and nearby homes would be preferable.

Please consider alternatives to the proposal that would be safer, more thoughtful, and consistent with the neighborhood and community.

Sincerely,

Janice Sherman

RECEIVED
MAY 23 2016
City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Scott Delap, a Chesterfield resident living at 14706 Mill Spring Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Scott P Delap

Phone: 573-450-5441

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads



To Whom It May Concern:

I am Dana Delap, a Chesterfield resident living at 14706 Mill Spring Dr.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Dana e Delap

Phone: 314-775-5257

Jessica Henry

From: Nancy Carter <nancy_carter@me.com>
Sent: Sunday, May 22, 2016 6:14 PM
To: Bridget Nations; Guy Tilman; Jessica Henry
Cc: mam636@gmail.com; Robert Carter
Subject: KU development at Schoettler and 40
Attachments: image1.JPG; ATT00001.txt

I am unable to attend tomorrow's meeting about the rezoning and development of the land at Schoettler and 40 but wanted to express my opposition to this plan for a multitude of reasons.

I understand the entrance to the complex would be off of the outer road but this would still increase traffic on Schoettler in addition to the outer road. With no shoulders Schoettler does not seem to be designed to carry increased traffic. The Schoettler / 40 intersection is already heavily congested through the day not only at rush hour.

The other residences in our neighborhood are single family not multi family.

The loss of green space which acts as a buffer for highway noise would be lost. We live in Schoettler Estates and I've attached the view from our deck. To change this view to a 4 story apartment complex would significantly impact the value of our home.

Please keep me updated on these negotiations.

Nancy Carter

Jessica Henry

From: Nancy Carter <nancy_carter@me.com>
Sent: Sunday, May 22, 2016 6:14 PM
To: Bridget Nations; Guy Tilman; Jessica Henry
Cc: mam636@gmail.com; Robert Carter
Subject: KU development at Schoettler and 40
Attachments: image1.JPG; ATT00001.txt

I am unable to attend tomorrow's meeting about the rezoning and development of the land at Schoettler and 40 but wanted to express my opposition to this plan for a multitude of reasons.

I understand the entrance to the complex would be off of the outer road but this would still increase traffic on Schoettler in addition to the outer road. With no shoulders Schoettler does not seem to be designed to carry increased traffic. The Schoettler / 40 intersection is already heavily congested through the day not only at rush hour.

The other residences in our neighborhood are single family not multi family.

The loss of green space which acts as a buffer for highway noise would be lost. We live in Schoettler Estates and I've attached the view from our deck. To change this view to a 4 story apartment complex would significantly impact the value of our home.

Please keep me updated on these negotiations.

Nancy Carter

RECEIVED
MAY 23 2016
City of Chesterfield
Department of Public Services



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

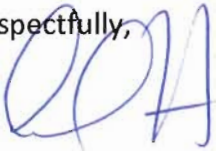
I am ERIK HEMMANN, a Chesterfield resident living at 10 CHESTERFIELD TRAILS. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: loss of character of Schoettler area neighborhoods

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 314 828-8166

Jessica Henry

From: Erik Hemmann <erikhemmann@hotmail.com>
Sent: Monday, May 23, 2016 9:47 AM
To: Jessica Henry
Cc: Erik Hemmann
Subject: Chesterfield - Rezoning at 40 and Schoettler (Resident Opposition Letter)
Attachments: Letter of Opposition - EH.pdf

Hello, Jessica:

I am an resident of Chesterfield who lives in Chesterfield Trails subdivision off of Schoetter Road. Please find my letter of opposition letter to the rezoning of the 40/Schoettler area. It is my opinion that this rezoning will negatively impact the current residents and tax payers within the surrounding areas.

While I was aware of the signs, I was not aware of the scope and size of the disruptive development being considered in this space. My hope is that the meeting tonight does not take the final rezoning vote, as I do not believe sufficient communication from the Chesterfield City Hall has been provided to the residents in the immediate area as it took a neighbor in my subdivision knocking on my door to make me aware of the proposed development.

I understand that significant political capital has been spent and courted already by the developers at both the local and state levels. However, had this development been in place at the time I purchased my home in 2009, I do not think we would have offered the same price and/or considered the area/location.

Regards,
Erik Hemmann
Chesterfield Trails Resident
(314) 828-8160

May 23 2016

Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Michael Merris, a Chesterfield resident living at 14660 Mill Spring Ct.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 314-406-5369

Please complete and email or mail this message to:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

You also can voice opposition at the City of Chesterfield Planning Commission meeting on Monday, May 23, at 7 p.m. at City Hall, 690 Chesterfield Parkway West.

May 23 2016

Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Mary Mervis, a Chesterfield resident living at 14660 Mill Spring Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Mary Mervis

Phone: 636-537-0822

Please complete and email or mail this message to:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

You also can voice opposition at the City of Chesterfield Planning Commission meeting on Monday, May 23, at 7 p.m. at City Hall, 690 Chesterfield Parkway West.

May 23 2016

Department of Public Services

To Whom It May Concern:

I, Warren Sherman, a resident of Chesterfield, living at 14641 Big Timber Lane, am writing to express my concern and opposition to the currently proposed development of the very large tract of land at Schoettler and South Outer 40 Roads.

While I realize that this property will be developed, I am primarily concerned about three things:

1. The proposed large apartment complex planned is not in character with the neighborhood and especially the contiguous homes. I feel that a less dense development of cluster homes or villas would be more appropriate for the neighborhood.
2. Increased traffic to an already dangerous area of Schoettler Road where it intersects South Outer 40 Road. Cars approaching this intersection cannot see other cars until they have gone around the bend and are too close to a car that has stopped to make a left turn onto Highcroft Drive.
3. Another problem is that cars at the intersection of Schoettler and South Outer 40 Road often start to enter the Outer Road and then decide not to proceed and the car in back runs into the first car.

Of course I hate to see trees and vegetation destroyed and wild animals displaced. The animals have no place to go. A large vegetation buffer from Schoettler Road and continuous homes would be preferable.

Please consider alternatives to the proposal that would be safer, more thoughtful, and consistent with the neighborhood and community.

Sincerely,



Warren Sherman

May 23 2016

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am MONICA BROOKS, a Chesterfield resident living at 14769 MILL SPRING DR. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 314-402-2931

May 23 2016

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am DERRICK BROOKS, a Chesterfield resident living at 14769 MILL SPRING DR. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Derrick Brooks

Phone: 314-799-4933

May 23 2016

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am DAVE BUESSE, a Chesterfield resident living at 14659 Big Timber. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Dave Buesse

Phone: 636 532 7045

May 23 2016

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am MARINA ATCHISON, a Chesterfield resident living at 14703 MILL SPRING DR. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: THE IMPACT TO THE WILDLIFE

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Marina Atchison

Phone: 636-532-1927

May 23 2016

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am ROBERT ATCHISON, a Chesterfield resident living at 14703 MILL SPRING DR. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: THIS DECISION IS ONLY DESIGNED TO BRING REVENUE TO THE CITY.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Robert Atchison

Phone: 636-532-1927

RECEIVED
City of Chesterfield

May 23 2016

Department of Public Services

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am _____ Deborah Wiese _____, a Chesterfield resident living at _____ 14604 Mill Spring Ct _____. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on all these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

_____ Deborah J Wiese _____

Phone: ___ 636-519-1434 _____

Please complete and email or mail this message to:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

May 12th, 2016

City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



CC: Bridget Nations, Guy Tilman

RE: Ward Two – 40 West Luxury Living

To whom it may concern:

This letter represents my opposition to the change of zoning to R-6 for new multi-family development at Haybarn Lane and Schoettler Road. This change would make way for the '40 West Luxury Living' project that is currently under review. As a resident of Scarborough West neighborhood located off Schoettler Road; the below list represents only a fraction of my concerns.

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

Sincerely,

Thomas A. Benemec
Susan Benemec

Scarborough West Resident

May 12th, 2016



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

CC: Bridget Nations, Guy Tilman

RE: Ward Two – 40 West Luxury Living

To whom it may concern:

This letter represents my opposition to the change of zoning to R-6 for new multi-family development at Haybarn Lane and Schoettler Road. This change would make way for the '40 West Luxury Living' project that is currently under review. As a resident of Scarborough West neighborhood located off Schoettler Road; the below list represents only a fraction of my concerns.

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- Potentially reduced property values as the Chesterfield Planning and Zoning Commission as well as the developer cannot predict the impact.
- Permanent destruction of green space including multiple 100 year old trees, hundreds of mature trees and vegetation, and abundant natural wildlife habitat.

Sincerely,

A handwritten signature in blue ink that reads "Ingrid & Mark Bremer". The signature is written in a cursive style.

Scarborough West Resident

May 12th, 2016

Jessica Henry
City of Chesterfield



690 Chesterfield Parkway West
Chesterfield, MO 63017

CC: Bridget Nations, Guy Tilman

RE: Ward Two – 40 West Luxury Living

To whom it may concern:

This letter represents my opposition to the change of zoning to R-6 for new multi-family development at Haybarn Lane and Schoettler Road. This change would make way for the '40 West Luxury Living' project that is currently under review. As a resident of Scarborough West neighborhood located off Schoettler Road; the below list represents only a fraction of my concerns.

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- Increased traffic, lighting, car and noise pollution along Schoettler Road, South Outer Forty Road and the surrounding area.
- Increased crime and commercial truck noise.
- Potentially reduced property values as the Chesterfield Planning and Zoning Commission as well as the developer cannot predict the impact.
- Permanent destruction of green space including multiple 100 year old trees, hundreds of mature trees and vegetation, and abundant natural wildlife habitat.

Sincerely,

Dee Miller

Scarborough West Resident



May 12th, 2016

City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

CC: Bridget Nations, Guy Tilman

RE: Ward Two – 40 West Luxury Living

To whom it may concern:

This letter represents my opposition to the change of zoning to R-6 for new multi-family development at Haybarn Lane and Schoettler Road. This change would make way for the '40 West Luxury Living' project that is currently under review. As a resident of Scarborough West neighborhood located off Schoettler Road; the below list represents only a fraction of my concerns.

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

Sincerely,

A handwritten signature in black ink that reads "Richard Q. Miller".

Scarborough West Resident

May 23 2016

LETTER OF OPPOSITIONto Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am John Hua, a Chesterfield resident living at 15331 HIGHCROFT DR. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: HIGH END APARTMENT WILL BECOME LOW END DUE TO NO PEOPLE WILL PAY THAT HIGH RENT PRICE.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Phone: 314 308-2047

May 23 2016

LETTER OF OPPOSITIONto Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am John Hua, a Chesterfield resident living at 15331 HIGHCROFT DR. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: HIGH END APARTMENT WILL BECOME LOW END DUE TO NO PEOPLE WILL PAY THAT HIGH RENT PRICE.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Phone: 314 308-2047

Jessica Henry

From: John Hua <huaj123@yahoo.com>
Sent: Monday, May 23, 2016 11:47 AM
To: Jessica Henry
Subject: I strongly opposed the KU Development'plan off Schoetteler and South Outer 40 Road
Attachments: Letter of Opposition from John Hua.pdf

Dear Jessica,

My name is John Hua and I reside at 15331 Highcroft Dr. As you already knew, KU Development is attempting to have 14+ acres of land in my neighborhood re-zoned for a 280-unit apartment complex. I strongly opposed this development in order to keep our property values high, keep traffic and noise reasonable, keep our neighborhoods safe, and retain the trees and wildlife we all enjoy.

Please review my attached Letter of Opposition.

Thank you very much your time and consideration!

John Hua
314-308-2047

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Heidi Hemmann, a Chesterfield resident living at Chesterfield Trails. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees

Other: The appeal of this area is that it is private & has unique character. This project will ruin that

Please consider alternatives to the proposal that would result in fewer negatives for my family, appeal, neighbors and community.

Respectfully,

Heidi Hemmann

Phone: (3) 828-8160

Jessica Henry

From: Heidi Hemmann <heidihemmann@hotmail.com>
Sent: Monday, May 23, 2016 12:59 PM
To: Jessica Henry
Subject: Chesterfield - Zoning Opposition Letter
Attachments: Letter of Opposition.pdf

Hello Jessica,

I am a resident in the Chesterfield Trails subdivision off of Schoettler Rd. I wanted to send you my opposition letter to address the proposed rezoning of the Schoettler Rd and S Outer 40 intersection.

As a resident of this area since 2009, the appeal of this area, specifically Schoettler, was its remote location. There is no major traffic or congestion in this area and this is what gives this small street it's charm.

When we heard about the rezoning (only notified over the weekend by a concerned neighbor) we were disappointed, to say the least, that a major complex is scheduled to be built on our quaint and private street.

Not only will this ruin the quiet appeal of Schoettler Rd, it will also contribute to major traffic concerns and (I fear) a future widening of Schoettler.

As a resident, i do not feel that adequate notification has been given to the residents of this area on the scale of this project and what it will mean to our quiet community and the value of our properties after it is finished.

Please see the attached letter documenting my opposition to this rezoning and the project set to be placed here.

Thank you for your consideration,
Heidi Hemmann
Chesterfield Trails homeowner

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

5/23/2016

To Whom It May Concern:

I am Christine Filcoff, a Chesterfield resident living at 14730 Mill Spring Drive. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: Schoettler/South Outer 40 Intersection
over added

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

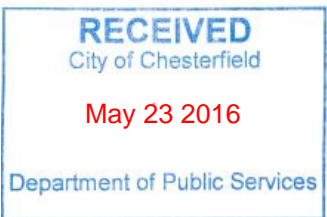
Christine Filcoff

Phone: 314 488 4536

5/23/2016

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads



To Whom It May Concern:

I am Richard Filcott, a Chesterfield resident living at 14730 Mill Spring Drive. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: The intersection of Schoettler Rd & the

South Outer Road is already very dangerous - I have been struck year-end of vehicles at least twice there.
Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Richard Filcott

Phone: 314-488-4535 (M)

This development would make this intersection even more dangerous due to the work in the amount of traffic.

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am LINNA REID, a Chesterfield resident living at 14754 CHESTERFIELD TRAILS. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees

Other: SCHOETTLEER ROAD IS A BEAUTIFUL, QUIET ROAD WITH LOVELY HOMES AND A BEAUTIFUL COLLEGE CAMPUS. AN APARTMENT BLDG COMPLEX

Please consider alternatives to the proposal that would result in fewer negatives for my family, would neighbors and community.

BE UNAPPEALING AND ADD TOO MUCH ADDITIONAL TRAFFIC.

PLEASE, NO!

Respectfully,

LINNA REID

Phone: 636.532.6531

Department of Public Services

May 23 2016

RECEIVED
City of Chesterfield

Jessica Henry

From: Guy Tilman
Sent: Monday, May 23, 2016 12:19 PM
To: Jessica Henry
Subject: Fwd: Apartment development off Schoettler Road

Sent from my iPad

Begin forwarded message:

From: Meira Ganel <sganel@earthlink.net>
Date: May 22, 2016 at 4:43:05 PM CDT
To: <gtilman@chesterfield.mo.us>
Subject: Apartment development off Schoettler Road

Dear Mr. Tilman,

"Work to ensure our City remains financially sound and **property values increase."**

In order to make sure our property values increase and not decrease, please make sure this 280 unit apartment development off Schoettler Road does NOT happen.
So many things are wrong with this project.

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home as this development is in my 'backyard'
- Lighting at night that will be visible from our homes
- Increased noise from the highway because of less vegetation
- Increased traffic congestion, including during morning and evening commute times
- 4 story without an elevator cannot be considered a "luxury" apartment
- This big development on a small area is way too crowded.

Thank you,

Meira Ganel
14822 Grantley Drive
Chesterfield, MO 63017

Jessica Henry

From: Guy Tilman
Sent: Sunday, May 22, 2016 3:35 PM
To: Jessica Henry
Subject: Fwd: Schoettler and 40/64

FYI.

Guy

Sent from my iPad

Begin forwarded message:

From: Mschwa9421 <mschwa9421@aol.com>
Date: May 22, 2016 at 10:32:55 AM CDT
To: <bridget.nations@chesterfield.mo.us>, <gtilman@chesterfield.mo.us>, <dhurt@chesterfield.mo.us>
Subject: Schoettler and 40/64

We have lived in Chesterfield Mo, on Schoettler road since 1979; The Seasons at Schoettler since 1988, and love our city. We see that there is a proposed development on the southeast corner of Schoettler and the outer road, which will be a large project. While we have had no issues with development on Schoettler road over the years, between Clayton and the highway, We think that this project is way too large for the infrastructure in the area, that Schoettler Road is already at its limit in volume, and that the green-space in the area is important to Chesterfield. In addition, the idea that there would be carports is unacceptable to the community, and we have spoken with a lot of Chesterfield residents, who agree and hopefully, will take the time to write about their concerns. We feel that this complex would harm the city's charm and does not fit the Chesterfield ambiance at all.

Please consider voting no on this project.

Sincerely,
Martin and Janet Schwarze

May 12th, 2016



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

CC: Bridget Nations, Guy Tilman

RE: Ward Two – 40 West Luxury Living

To whom it may concern:

This letter represents my opposition to the change of zoning to R-6 for new multi-family development at Haybarn Lane and Schoettler Road. This change would make way for the '40 West Luxury Living' project that is currently under review. As a resident of Scarborough West neighborhood located off Schoettler Road; the below list represents only a fraction of my concerns.

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

Sincerely,

A handwritten signature in black ink that reads "Austin Loeffler".

Austin Loeffler
Scarborough West Resident

May 12th, 2016



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

CC: Bridget Nations, Guy Tilman

RE: Ward Two – 40 West Luxury Living

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Sincerely,

A handwritten signature in black ink that reads "Kelli Loeffler".

Kelli Loeffler

Scarborough West Resident

May 12th, 2016

City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



CC: Bridget Nations, Guy Tilman

RE: Ward Two – 40 West Luxury Living

To whom it may concern:

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- Permanent destruction of green space including multiple 100 year old trees, hundreds of mature trees and vegetation, and abundant natural wildlife habitat.

Sincerely,

*Virginia J. Brookes
14756 Dovershire Ct
Chesterfield, MO. 63017*

Scarborough West Resident

May 12th, 2016



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

CC: Bridget Nations, Guy Tilman

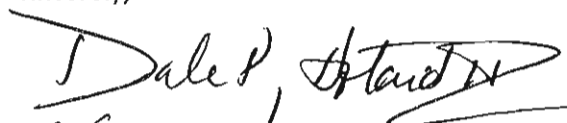
RE: Ward Two – 40 West Luxury Living

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- Potentially reduced property values as the Chesterfield Planning and Zoning Commission as well as the developer cannot predict the impact.
- Permanent destruction of green space including multiple 100 year old trees, hundreds of mature trees and vegetation, and abundant natural wildlife habitat.

Sincerely,

 (Dale P. Hotard II)



Scarborough West Resident

(Wendy Hotard)

1950 Chermore Ct

Chesterfield MO 63017

May 12th, 2016



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

CC: Bridget Nations, Guy Tilman

RE: Ward Two – 40 West Luxury Living

To whom it may concern:

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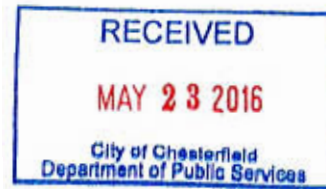
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Sincerely,

Scarborough West Resident

ANNE QUADE
1965 LANCASTER CT
CHESTERFIELD, MO 63017

May 12th, 2016



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

CC: Bridget Nations, Guy Tilman

RE: Ward Two – 40 West Luxury Living

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- Potentially reduced property values as the Chesterfield Planning and Zoning Commission as well as the developer cannot predict the impact.
- Permanent destruction of green space including multiple 100 year old trees, hundreds of mature trees and vegetation, and abundant natural wildlife habitat.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Quade".

J. QUADE
1965 LANCASTER CT
CHESTERFIELD, MO 63017

Scarborough West Resident

May 12th, 2016



City of Chesterfield

690 Chesterfield Parkway West

Chesterfield, MO 63017

CC: Bridget Nations, Guv Tilman

RE: Ward Two – 40 West Luxury Living

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- Potentially reduced property values as the Chesterfield Planning and Zoning Commission as well as the developer cannot predict the impact.
- Permanent destruction of green space including multiple 100 year old trees, hundreds of mature trees and vegetation, and abundant natural wildlife habitat.

Sincerely,

BROOKE + PETER DANNA
1941 CHERMOORE CT

Scarborough West Resident

May 12th, 2016



City of Chesterfield

690 Chesterfield Parkway West

Chesterfield, MO 63017

CC: **Bridget Nations**, Guv Tilman

RE: Ward Two – 40 West Luxury Living

To whom it may concern:

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- Permanent destruction of green space including multiple 100 year old trees, hundreds of mature trees and vegetation, and abundant natural wildlife habitat.

Sincerely,

BROOKE + PETER DANNA
1941 CHERMOORE CT

Scarborough West Resident

May 12th. 2016



City of Chesterfield

690 Chesterfield Parkway West

Chesterfield, MO 63017

CC: Bridget Nations, Guv Tilman

RE: Ward Two – 40 West Luxury Living

To whom it may concern:

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- Permanent destruction of green space including multiple 100 year old trees, hundreds of mature trees and vegetation, and abundant natural wildlife habitat.

Sincerely,

BROOK E. + PETER J. DANNA
1941 CHERMOORE CT.

Scarborough West Resident

Jessica Henry

From: Guy Tilman
Sent: Monday, May 23, 2016 2:11 PM
To: Stephanie Morgan
Cc: Jessica Henry
Subject: Re: Proposed apartment complex

Thank you Stephanie for letting me know your concerns. I've copied Jessica Henry, The City Planning Staff member assigned to this project to be sure your concerns are added to others we have received about this project.

Best Regards,

Guy Tilman

Sent from my iPad

On May 23, 2016, at 2:06 PM, Stephanie Morgan <stephmize@gmail.com> wrote:

Guy -

I'm unable to attend the meeting tonight, but I would like to voice my opposition to the proposed rezoning and apartment complex at Schoettler and South Outer 40. Not only is there already a large apartment complex just around the corner from the proposed site, I am quite concerned about the impact to both quality of life in the neighboring subdivisions, as well as making a heavy traffic area that much worse.

Thank you,
Stephanie Morgan
1941 Squires Way Ct.

Jessica Henry

From: Rob Trimarke <rob_ttmg@swbell.net>
Sent: Monday, May 23, 2016 3:43 PM
To: Jessica Henry
Subject: PROPOSED APARTMENT COMPLEX AT SCHOETTLER AND THE OUTER ROAD, WHERE THE CHURCH IS LOCATED (WE OPPOSE THIS APARTMENT COMPLEX)

Importance: High

LETTER OF OPPOSITION

TO PROPOSED REZONING AND DEVELOPMENT AT SCHOETTLER AND SOUTH OUTER 40 ROAD

TO WHOM IT MAY CONCERN:

We are Rob and Kathryn Trimarke _____, a Chesterfield resident(s) living at 14749 Chesterfield Trails Dr. _____ We are writing to **express opposition** to the Proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- 1 – the loss of neighborhood and community character
- 2 – Added pressure to Parkway schools
- 3 – a decrease in the market value of my home
- 4 – Increased traffic congestion
- 5 – destruction of green space
- 6 – Other _____
* Expect higher crime and need for additional fire protection _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, Neighbors and community.

Respectfully,

Rob Trimarke
(314) 680-7575

Jessica Henry

From: Vogel-Iturri, Vicky - CLAYTON MO <victoria_vogel@ml.com>
Sent: Monday, May 23, 2016 4:39 PM
To: Jessica Henry
Subject: LETTER OF OPPOSITION to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Victoria Iturri, a Chesterfield resident living at 14644 Summer Blossom Ln. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees, displacement of animal habitats

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Victoria Iturri

Phone: 314-753-0754

Yours Truly,

Vicky Vogel-Iturri, CFP®

Wealth Management Advisor, Vice President

Website: www.fa.ml.com/victoria_vogel

Merrill Lynch | 8235 Forsyth Boulevard, Suite 1500 | Clayton, MO 63105 | (314) 290-5994 or (888) 661-6992 | FAX (314) 266-0198 | National Mortgage Licensing System no. 559357

This message, and any attachments, is for the intended recipient(s) only, may contain information that is privileged, confidential and/or proprietary and subject to important terms and conditions available at <http://www.bankofamerica.com/emaildisclaimer>. If you are not the intended recipient, please delete this message.

Jessica Henry

From: Lisa Nevin <lisanev@yahoo.com>
Sent: Monday, May 23, 2016 4:22 PM
To: Jessica Henry
Subject: Rezoning of outer road and Schoettler

Hello Jennifer,

I'm writing because unfortunately I cannot make the meeting tonight but wanted to express my concern at the proposed rezoning of the above area to a multi family complex.

I have lived off Schoettler for over 20 years and am aware progress needs to happen but I believe adding this many families / cars to the mix will not only burden the road but also cause traffic issues. In addition, I am concerned about the loss of green space and noise this will add to the area.

Again, I am not opposed to building however I feel this was zoned properly and should not be changed.

Thank you for listening.

Lisa Nevin
14612 Brittania Dr
Chesterfield, MO 63017

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads



To Whom It May Concern:

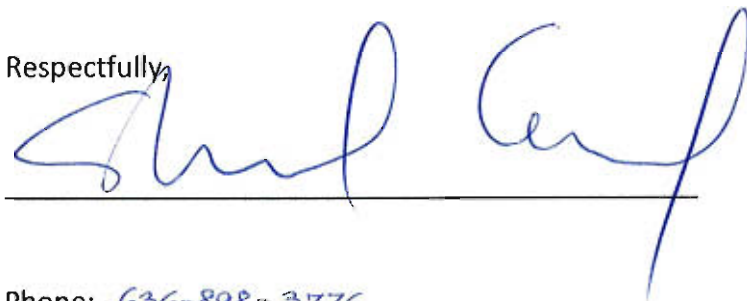
I am SHAUL GANEL, a Chesterfield resident living at 14882 Grantley Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home as this development is in my 'backyard'
- Lighting at night that will be visible from my homes
- Increased noise from the highway because of less vegetation
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

These units are NOT 'luxury or high end living'. Most do not have garages. There is no elevator in the 4 story units. The one bedroom unit is only 800 sq. ft. Please consider alternatives such as true 'high end living' like detached homes or condos that are suitable to the area and would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 636-898-3776

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads



To Whom It May Concern:

We are Vince and Jan Misuraca Chesterfield residents living at 1414 Sycamore Manor Dr. We are writing to express our opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. We are not opposed to development of the land, but not at anywhere near this density.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- A decrease in the market value of my home as this development is in my 'backyard'
- Lighting at night that will be visible from my homes
- Increased noise from the highway because of less vegetation
- Increased traffic congestion, including during morning and evening commute times**
- The destruction of green space and mature trees**
- Other: _____

These units are NOT 'luxury or high end living'. Most do not have garages. There is no elevator in the 4 story units. The one bedroom unit is only 800 sq. ft. Please consider alternatives such as true 'high end living' like detached homes or condos that are suitable to the area and would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 436-530-9980

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads



To Whom It May Concern:

I am Edward CORNO, a Chesterfield resident living at (26 YEARS)
14860 GRANLEY DRIVE. I am writing to express my opposition to the

proposed rezoning and development of property at Schoettler and South Outer 40 roads.

* PAST PRESIDENT OF WESTCHESTER SUBDIVISION

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home as this development is in my 'backyard'
- Lighting at night that will be visible from my homes
- Increased noise from the highway because of less vegetation
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: ENVIRONMENTAL ISSUES - RUN-OFF, POLLUTION
SEWAGE, ETC.

These units are NOT 'luxury or high end living'. Most do not have garages. There is no elevator in the 4 story units. The one bedroom unit is only 800 sq. ft. Please consider alternatives such as true 'high end living' like detached homes or condos that are suitable to the area and would result in fewer negatives for my family, neighbors and community.

Respectfully,

Edward C. Corno

Phone: 630-734-5431

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads



To Whom It May Concern:

I am Meira Ganel, a Chesterfield resident living at 14822 Grantley Dr.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home as this development is in my 'backyard'
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- Increased noise from the highway because of less vegetation
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- The destruction of green space and mature trees
- Other: _____

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Respectfully,

Meira Ganel

Phone: 636-898-3776

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads



To Whom It May Concern:

I am GARY Fisher, a Chesterfield resident living at 1300 Colony Way Court. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- ✓ The loss of neighborhood and community character
- ✓ Added pressure on Parkway schools, including Shenandoah Valley Elementary School,
- ✓ Parkway Central Middle School and Parkway Central High School
- ✓ A decrease in the market value of my home as this development is in my 'backyard'
- ✓ Lighting at night that will be visible from my homes
- ✓ Increased noise from the highway because of less vegetation
- ✓ Increased traffic congestion, including during morning and evening commute times
- ✓ The destruction of green space and mature trees

Other: _____

These units are NOT 'luxury or high end living'. Most do not have garages. There is no elevator in the 4 story units. The one bedroom unit is only 800 sq. ft. Please consider alternatives such as true 'high end living' like detached homes or condos that are suitable to the area and would result in fewer negatives for my family, neighbors and community.

Respectfully,

Gary Fisher

Phone: 636 519 1983

May 23, 2016

To:

Jessica Henry Project Planner and the Planning Commission

Mayor Bob Nation

Ward 2 Council Member - Bridget Nations and Guy Tilman



KU Development has been planning the “West 40 Luxury Living” for over a year. Some residents have known about the project for a little over a month. Others just learned about it this week. So the residents have much to learn about this project. KU Development have sought out signatures and letters in support of their “high end luxury living” from people and businesses who stand to gain something or who live miles away from the property and who have nothing to lose. On the other hand, residents do not have staff, lawyers or time and will be greatly impacted if you approve this plan. We do not understand codes or the process that is about to take place. It is like David taking on Goliath.

I’ve wondered how many people who are in favor of the West 40 Luxury Living really understand what the developer is calling High End Luxury Living. Do they realize that the one bedroom unit is only 800 sq. ft? Do they realize that only 10% of the apartments have a garage? Do they realize that the 4 story units don’t have an elevator and the renter will have to lug their groceries up 4 flights of stairs? Do you consider that luxury living? Realistically, this is a nice apartment complex.

Take time to understand how this will affect Chesterfield and Schoettler Road. The developers have *aggressively* tried to purchase 1410 Schoettler from Ms. Mastorakos for over a year. They have been trying to purchase 1420 Schoettler as well. They have a contingency contract on 15000 South Outer 40. (See map below.) The developer has said they have no plan to enlarge this apartment complex beyond that which you are asked to approve. If we believe they want to purchase the adjacent property without any plan to expand, we are being naïve. If you approve this plan before you, at some point in the future, they will approach you for an expansion. Then you must, out of necessity, allow access off of Schoettler. Additionally, the more people you have on this one corner, the more road maintenance you will have, more accidents will occur getting onto 40 and speeding on the outer road toward Timberlake, not to mention the sheer congestion. It’s not revenue you will earn, it is money you will spend to maintain the city and increased stress you will put on the police and paramedic/fire department.

I live in Westchester Place off of Schoettler Road. My house sits up on the hill that would overlook the apartment complex. Currently, we view large trees instead of highway 40. We have a lot to lose if you approve this development. I am asking you to consider those who live beside this land and understand how this will affect us. The current plan leaves mature trees along outer 40 but does not leave mature trees on the residential side. The ground will be scraped; trees, grass and/or shrubs will be planted. If you approve this, we will not only overlook highway 40 but we will also overlook roof tops, parking lots, cars, street lights at night and movement of people at all hours. From the proposed 280 units, we will have a minimum increase of 400 new transient neighbors and 400-450 cars on the road every time we go to the mall or Dierbergs. Our property value will go down. Where there is increase population there is a probable increase of crime.

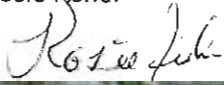
Please ask yourself do we really need more apartments in Chesterfield? There are apartments on Schoettler Valley; Peachtree apartments on Chesterfield Parkway; apartments up and down Olive; apartments on Swingley Ridge (which is an ideal location for apartments). If Chesterfield needs more apartments, then where? Certainly

not on Schoettler Road off of Outer 40. 280 apartments belong in another area not where there are single family homes on an already crowded road.

Our particular area is not a bunch of apartment complexes/condos. Please look at the long range goal and think of the whole of who Chesterfield is. Use this land wisely. Preserve nature, save the creek that runs through that land. Rental property is fine. High end luxury living is great. Provide a nature trail and walking paths and by all means leave some of the mature trees. Please build something that will not increase the population by 400 people in such a small area. Build something that fits with our neighborhood and within the city of who Chesterfield wants to be. Attached dwellings, condos would be better than this nice apartment complex that has been proposed.

Please understand the concerns of the residents.

Sincerely,
Rosie Fisher



May 23, 2016

To:
Jessica Henry Project Planner and the Planning Commission

Mayor Bob Nation



Ward 2 Council Member - Bridget Nations and Guy Tilman

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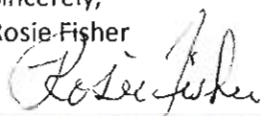
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Our particular area is not a bunch of apartment complexes/condos. Please look at the long range goal and think of the whole of who Chesterfield is. Use this land wisely. Preserve nature, save the creek that runs through that land. Rental property is fine. High end luxury living is great. Provide a nature trail and walking paths and by all means leave some of the mature trees. Please build something that will not increase the population by 400 people in such a small area. Build something that fits with our neighborhood and within the city of who Chesterfield wants to be. Attached dwellings, condos would be better than this nice apartment complex that has been proposed.

Please understand the concerns of the residents.

Sincerely,
Rosie Fisher



May 23, 2016

To:
Jessica Henry Project Planner and the Planning Commission

Mayor Bob Nation

Ward 2 Council Member - **Bridget Nations** and Guy Tilman



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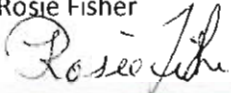
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Please understand the concerns of the residents.

Sincerely,
Rosie Fisher



May 23, 2016

To:

Jessica Henry Project Planner and the Planning Commission



Mayor Bob Nation

Ward 2 Council Member - Bridget Nations and Guy Tilman

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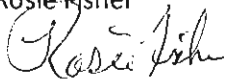
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Please understand the concerns of the residents.

Sincerely,
Rosie Fisher



Jessica Henry

From: Mary Ellen Schweitzer <meschweitzer1852@gmail.com>
Sent: Monday, May 23, 2016 5:30 PM
To: Jessica Henry
Subject: Apartments at Schoettler and 40

Dear Ms. Henry,

Please note that I am totally opposed to the rezoning request to make the property at Schoettler and 64 a R6 zone area. If this area is rezoned that will decrease my biggest investment -- my home-- increase the noise level from traffic (it is already much noisier since the development has begun at Clayton and Schoettler), and obviously the loss of trees and green space which makes this neighborhood so appealing and an increase in crime.

There are enough apartments in Chesterfield-- many have vacancies. This is not an urban area so that is why we all moved here.

Thanks for your consideration in promoting my opinion.

Mary Ellen Schweitzer

Jessica Henry

From: Scott Iverson <saiver@hotmail.com>
Sent: Tuesday, May 24, 2016 6:05 AM
To: Jessica Henry
Subject: Letter of Opposition -stop the apartments at Schoettler an 40

LETTER OF OPPOSITION

**to Proposed Rezoning and Development at Schoettler and South Outer 40
Roads**

To Whom It May Concern:

I am Scott Iverson, a Chesterfield resident living at 14621 Mill Spring Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and natural areas

Please consider alternatives to the proposal that would result in fewer negatives for our community.

Respectfully,

Scott Iverson

Phone: 314-324-6134

Jessica Henry

From: Jennie Iverson <jlosapio@hotmail.com>
Sent: Tuesday, May 24, 2016 9:03 AM
To: Jessica Henry
Subject: Proposed development on as hostler

LETTER OF OPPOSITION

**to Proposed Rezoning and Development at
Schoettler and South Outer 40 Roads**

To Whom It May Concern:

I am ____Jennie
Iverson_____, a
Chesterfield resident living at _____14621 Mill
Spring Ct_____. I am
writing to express my opposition to the proposed
rezoning and development of property at Schoettler
and South Outer 40 roads.

My opposition is based on these potential/probable
negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times

- The destruction of green space and trees. Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Jennie Iverson

Phone: 314.749.4794

Jennie Iverson

Jessica Henry

From: Mary Roy <maryroy62@hotmail.com>
Sent: Tuesday, May 24, 2016 2:15 PM
To: Jessica Henry
Subject: Apartment complex at South Outer 40 and Schoettler

Dear Ms Henry,

My name is Mary Roy and I am a 6 year resident of Scarborough subdivision. I am also a registered voter and resident in Chesterfield, Missouri. One of the main reasons my family and I moved to this area was because of relatively low traffic volume and lush green beauty of Schoettler road. We feel both of those factors would be negatively impacted by the development of an apartment complex at south outer 40 and Schoettler.

I am writing to you to let you know that I oppose the development of an apartment complex at this location. I firmly believe this development would

1. Increase traffic volume
2. Decrease the green beauty of Chesterfield
3. Negatively impact the home values of our area

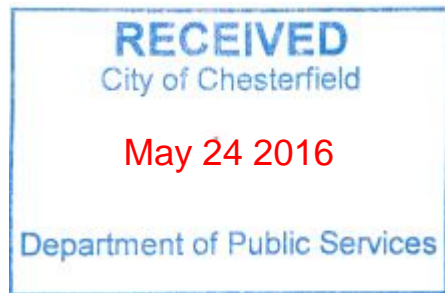
Because of these reasons, I am asking you to strongly oppose this development and take the actions in your power to stop the building of it.

Thank you,
Mary Roy

Sent from my iPhone

Sent from my iPhone

Sent from my iPhone



To: Planning and Zoning commission

Thanks for taking the time to hold an interesting meeting on the KU project. What is the next step?

Obviously the property owners affected by this possible zoning change did not have the same time as the developers have had for over 1.5 years or longer to put this together.

Both groups for and opposed had a nice showing to express their concerns. Unfortunately, most of the people for the proposal are not directly affected by this project. Given a little more time I believe you would have had a much larger group of immediate neighbors come forward to express their concerns.

After watching what the zoning and council approved at the south end of Schoettler Rd, people have lost trust in your judgement of what is appropriate for this area.

Is the project at Schoettler and Clayton really what the city wanted? Are you proud to say you voted for this project?

I have had the opportunity to harvest trees off of a couple different properties in Warren county. I can assure you of 2 things

The people cutting trees do not care about saving anything once they get the green light and secondly, when they start to dig down 10-14 feet to lower the elevation of the buildings, nothing will be alive. You can't move that many cubic yards of dirt and expect anything to survive.

When is the next meeting? I surely hope this has not been approved yet.

Larry Krumrey

If this gets approved, please remove the tree from the city sign!!

Jessica Henry

From: Larry Krumrey <larry.krumrey@gmail.com>
Sent: Tuesday, May 24, 2016 11:45 AM
To: Jessica Henry
Cc: Guy Tilman; Bridget Nations
Subject: Ku Property
Attachments: KU letter 5-24-16.docx; Hopewell Lake.JPG

Jessica

Please find my letter in an easy to save attachment.

I attached a photo of a property showing a lake I built after clearing many acres of woods.

I do not know all the formalities of the city's zoning, but I do know what happens when you start clearing land and moving thousands of cubic yards of dirt.

Larry

RECEIVED
MAY 24 2016
City of Chesterfield
Department of Public Services



May 24 2016

Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Mark Dickherber a Chesterfield resident living at 14612 Mill Spring Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees → *changes the feel & perception of Chesterfield.*
- Other: _____

It's enough of a concern we are considering (two homes) moving from Chesterfield.
Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 636.728.0456

May 24 2016

Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Diana Anderson, a Chesterfield resident living at 14725 Mill Spring Drive. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Diana Anderson

Phone: 636-778-9063

Jessica Henry

From: Chausow <dbchausow@att.net>
Sent: Tuesday, May 24, 2016 11:41 AM
To: Jessica Henry
Subject: Fw: Proposed apartment complex at Schoettler and South Outer 40
Attachments: Untitled attachment 00019.docx; Untitled attachment 00022.htm

To Whom It May Concern:

I am Beth Chausow, a Chesterfield resident living at 15324 Nooning Tree Court. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Beth Chausow

On Tuesday, May 24, 2016 10:46 AM, Toren Anderson <torander@charter.net> wrote:

The land at Schoettler and South Outer 40 is currently zoned for multi-family units in a single family area. The developer is wanting to build a 280 unit apartment complex that would add a significant amount of families to the Shenandoah, Parkway Central Middle and High School. If you are opposed to this fill out the attached form and e-mail or mail to the Project Planner voicing your concerns.

Forward this on to anyone you know who might be interested or impacted by this.

Diana Anderson

From: Diana Anderson [mailto:tbranderson@yahoo.com]
Sent: Sunday, May 22, 2016 9:48 AM
To: Rylan Anderson <torander@charter.net>
Subject: Fwd: Proposed apartment complex at Schoettler and South Outer 40

Sent from my iPhone

Begin forwarded message:

From: Chris Goodwin <clhgoodwin@gmail.com>
Date: May 22, 2016 at 9:18:59 AM CDT
To: Kim Moos <kimberlymoos@yahoo.com>, Jennifer Nowak <jennifer.nowak10@gmail.com>, Mary Kay <cohenmarykay@yahoo.com>, Dana Delap <ddelap@gmail.com>, Jen Coopers Mom <jgardner@ladueschools.net>, Jill Moss <jillkmoss@yahoo.com>, Jennie Iverson <jlosapio@hotmail.com>, Jeff Harper <karenandjeff@sbcglobal.net>, Kristin Drennan <kristin_drennan@yahoo.com>, Lenka Robinson <lenka@equals42.net>, Seyda <seyda.holekamp@gmail.com>, Stephanie Hoff <stephaniemhoff@gmail.com>, Diana Anderson <tdranderson@yahoo.com>
Subject: Proposed apartment complex at Schoettler and South Outer 40

Subject: Proposed apartment complex at Schoettler and South Outer 40

Hello,

I'm writing to let you know about a proposed [280-unit apartment complex](#) at Schoettler and South Outer 40 roads that, at the very least, will increase traffic congestion and pressure on our schools and, at worst, could affect our property values.

Below and attached is a suggested letter of opposition that I encourage you to complete and submit to the Chesterfield city project planner named below. You also may voice opposition at the City of Chesterfield Planning Commission meeting on Monday, May 23, at 7 p.m. at City Hall, 690 Chesterfield Parkway West. [Click here for the meeting agenda.](#)

If enough of us share our dissatisfaction, we might convince the city to approve fewer units, resulting in less demand on our roads and schools and in the preservation of our neighborhood and community character.

Please complete and email or mail the message below and attached to:



Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

**to Proposed Rezoning and Development at Schoettler and South
Outer 40 Roads**

To Whom It May Concern:

I am _____, a Chesterfield resident living at _____. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
-
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Phone: _____

Jessica Henry

From: rick sherman <rsherman222@gmail.com>
Sent: Tuesday, May 24, 2016 10:12 PM
To: Jessica Henry; Bridget Nations; Guy Tilman; bgeiger@chesterfield.mo.us; bimation@chesterfield.mo.us; Barry Flachsbart; mbcguinness@chesterfield.mo.us; Randy Logan; Dan Hurt; Tom DeCampi; Bruce DeGroot
Subject: KU Development, LLC - Schoettler Road

By way of introduction, my name is Rick Sherman and I reside at 15306 Schoettler Estates Dr. in Schoettler Estates subdivision and I am currently a Trustee of the subdivision. I have resided at this address for the past 9 years and have been a Chesterfield homeowner for the past 25 years. I have never owned a home in any other municipality.

While I am a licensed attorney, my employment is as the Chief Credit Risk Officer of Financing for a company (owned 50% by Berkshire Hathaway) that does a significant amount of multifamily financing throughout the country. I am familiar with Stock & Associates, as well as the Mills Group who I have the utmost respect. However, I am also aware that Mr. Kaiman has never undertaken a project of this size and scope as an owner and developer, a significant factor in determining the success of any new construction project. In fact, if my information is correct, he has never been part of an ownership group that has owned any multifamily project, let alone a \$50MM development. While it is clear that Mr. Kaiman had a lot of family and friends in support of the development, please consider whether there were any true objective supporters. We heard from a brother-in-law, a pastor who stands to benefit in a land swap that is certainly under a contingent contract dependent upon your decision, others that want Mr. Kaiman to continue his efforts with an ice hockey facility..., but no true objective Chesterfield residents that provided unconditional support.

I will not reiterate all of the points made in opposition, but will highlight a few areas which I think are worthy of further consideration.

There is a reason no apartment projects have not been built in Chesterfield for a number of years. Quite simply, similar to Ladue and Town and Country, it is not that type of municipality. This is not meant to be disrespectful to neighborhoods that provide rental housing, but is simply a reflection of our community and why we are willing to pay a premium for our single family housing. It is not a question of whether the apartment project will be successful being next to a highway, with limited garages, at high rents, with most buildings having 4 stories and no elevators... it is a matter of whether the project is the correct decision for our community and consistent with the values of Chesterfield.

Last night, there was much discussion on whether property values would decrease and whether people would consider moving from Chesterfield. Personally, I can tell you both answers are in the affirmative. If the project is approved, it is an absolute that I would appeal any tax assessment based on a value that is equal, or higher, than my current assessment and I would encourage all residents within the vicinity to do the same. Secondly, even though I have recently made a number of renovations and improvements to my property and do not want to move (I actually like my neighbors), I did not purchase my home to be impacted by a rental community of over 400 residents. So yes, I would move from Chesterfield. This decision would not be based solely on this project, but based on the direction the City of Chesterfield has taken with development and lack of preservation of what has made living in Chesterfield so enjoyable. As an example, while I was not in favor of the project at Clayton and Schoettler, single family homes which are "owned" are far less offensive than a large rental community. Regardless, allowing a rental community to proceed forward would establish a trend of the direction our elected officials are heading on the type of community Chesterfield will be in the future.

As an attorney, I could certainly cite all the legal rationales for opposition, but that is not true reason this development should not proceed forward. The reason is simple, what is right for the residents of Chesterfield for which we have entrusted you to make the proper decisions.

Thank you for your consideration. If you would like to discuss anything I have mentioned, please feel free to contact me.

Respectfully Submitted,

Rick Sherman
15306 Schoettler Estates Dr.
Chesterfield, MO 63017
314-406-8774

Sent from [Mail](#) for Windows 10

May 25 2016

LETTER OF OPPOSITION**to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads**

To Whom It May Concern:

I am Kay Burlison, a Chesterfield resident living at 14621 Big Timber Ln. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Kay Burlison

Phone: 636-530-0585

Please complete and email or mail this message to:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

May 25 2016

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am JOHN C GRAY, a Chesterfield resident living at 14632 PINE CROFT CT. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

John C Gray

Phone: (636) 532-0480

May 25 2016

LETTER OF OPPOSITIONto Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

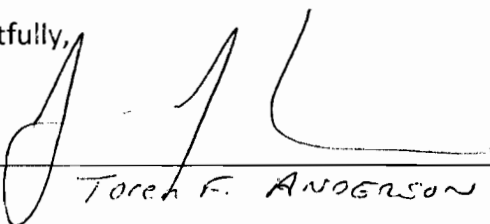
I am Toren Anderson, a Chesterfield resident living at 14725 MILL SPRING DRIVE. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- ✓ The loss of neighborhood and community character
- ✓ Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- ✓ A decrease in the market value of my home
- ✓ Increased traffic congestion, including during morning and evening commute times
- ✓ The destruction of green space and mature trees
- ✓ Other: Property can't be made into "luxury" apartments due to view of Hwy 40.
Transient rental tenants do not "buy-in" to community.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Toren F. ANDERSONPhone: 636-778-9063

Jessica Henry

From: Cathy Reeves <cireeves@yahoo.com>
Sent: Tuesday, May 24, 2016 6:05 PM
To: Jessica Henry
Cc: Barry Flachsbart; Barbara McGuinness; Randy Logan; Dan Hurt; Bruce DeGroot
Subject: LETTER OF OPPOSITION to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Cathy Reeves, a Chesterfield resident living at 2108 Brook Hill Ridge Drive, Chesterfield, MO 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees

Please consider alternatives to the proposal that would result in fewer negatives for my family, my neighbors and our community.

Respectfully,
Cathy Reeves
Mobile: (646) 715-7353

Jessica Henry

From: Aimee Nassif
Sent: Tuesday, May 24, 2016 5:57 PM
To: Jessica Henry
Subject: Fwd: Apartment complex at South outer 40 and Schoettler

Sent from my iPhone

Begin forwarded message:

From: Bob Nation <BNation@chesterfield.mo.us>
Date: May 24, 2016 at 5:11:07 PM CDT
To: Mary Roy <maryroy62@hotmail.com>
Cc: Aimee Nassif <anassif@chesterfield.mo.us>, Mike Geisel <mgeisel@chesterfield.mo.us>, Barry Flachsbart <barryf@mst.edu>, Barb Mcg <velvetfreeze@yahoo.com>, Bridget Nations <bridget.nations@chesterfield.mo.us>, Guy Tilman <GTilman@chesterfield.mo.us>, Dan Hurt <longhornz@aol.com>, Randy Logan <rlogan@wallachtrading.com>, Bruce DeGroot <BDegroot@chesterfield.mo.us>, Tom DeCampi <TDeCampi@chesterfield.mo.us>
Subject: Re: Apartment complex at South outer 40 and Schoettler

Mrs. Roy,

Thank you for your input regarding a rezoning request for a proposed luxury multi-family project at Schoettler and South Outer 40. There have been many other interested residents who attended a public hearing last night. I will forward your comments to our council members as well as our Director of Planning and Development services.

Sent from my iPhone

On May 24, 2016, at 12:16 PM, Mary Roy <maryroy62@hotmail.com> wrote:

Dear Mr. Nation,

My name is Mary Roy and I am a 6 year resident of Scarborough subdivision. I am also a registered voter and resident in Chesterfield, Missouri. One of the main reasons my family and I moved to this area was because of relatively low traffic volume and lush green beauty of Schoettler road. We feel both of those factors would be negatively impacted by the development of an apartment complex at south outer 40 and Schoettler.

I am writing to you to let you know that I oppose the development of an apartment complex at this location. I firmly believe this development would

1. Increase traffic volume
2. Decrease the green beauty of Chesterfield
3. Negatively impact the home values of our area

Because of these reasons, I am asking you to strongly oppose this development and take the actions in your power to stop the building of it.

Thank you,

Mary Roy

Sent from my iPhone

Sent from my iPhone

Sent from my iPhone

Jessica Henry

From: Guy Tilman
Sent: Tuesday, May 24, 2016 3:24 PM
To: Mary Roy
Cc: Jessica Henry
Subject: Re: Apartment complex at 40 and Schoettler

Thank you for your input Mary. Your comments are consistent with many of the comments we heard at the Planning Commission meeting last night. I am copying Jessica Henry, the City Planner assigned to this project, so she can include this with the other letters we have received from residents. The City has received almost 600 letters thus far. They are posted on the City's web site if you would like to see them.

Please feel free to contact me any time.

Best Regards,

Guy Tilman

Sent from my iPad

> On May 24, 2016, at 2:10 PM, Mary Roy <maryroy62@hotmail.com> wrote:
>
> Dear Mr. Tilman,
>
> My name is Mary Roy and I am a 6 year resident of Scarborough subdivision. I am also a registered voter and resident in Chesterfield, Missouri. One of the main reasons my family and I moved to this area was because of relatively low traffic volume and lush green beauty of Schoettler road. We feel both of those factors would be negatively impacted by the development of an apartment complex at south outer 40 and Schoettler.
>
> I am writing to you to let you know that I oppose the development of
> an apartment complex at this location. I firmly believe this
> development would
>
> 1. Increase traffic volume
> 2. Decrease the green beauty of Chesterfield 3. Negatively impact the
> home values of our area
>
> Because of these reasons I am asking you to strongly oppose this development and take the actions in your power to stop the building of it.
>
> Thank you,
> Mary Roy
>
> Sent from my iPhone

Jessica Henry

From: John Schweitzer <jschweitzer@skydevstl.com>
Sent: Wednesday, May 25, 2016 9:25 AM
To: Jessica Henry
Subject: Rezoning

Jessica,

I was ill Monday evening so I could not make the Planning Meeting but I want to express my strong feelings about the proposed rezoning. I live off of Schoettler Rd and there are times now when it's very difficult to get out of my subdivision(Scarborough) particularly in the morning when the many school buses and Logan students are driving to classes. Schoettler can't handle 50 additional cars per day much less several hundred. I think it would very irresponsible to rezone to multi-family; the massive potential congestion and costs(signals, roadway widening etc.) don't justify the rezoning. I don't see any value that rezoning add to our community.

John Schweitzer
1852 Oxbouough Ct
Chesterfield MO 63017
(314)409-2885



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Rosemarie Priesmeyer, a Chesterfield resident living at 141613 Mill Spring Ct.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- ✓ The loss of neighborhood and community character
- ✓ Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- ✓✓ Increased traffic congestion, including during morning and evening commute times *
- ✓ The destruction of green space and mature trees *
- Other: Increase crime and increase noise.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Rosemarie Priesmeyer

Phone: 636-778-9918



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Chris Robinson, a Chesterfield resident living at 14638 Pine Orchard Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: Existing trees are a sound barrier to I-64 noise
* Traffic at that corner is straggly and prone to congestion

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 314-680-4436



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:


I am Jeffrey Lieber, a Chesterfield resident living at 14625 Pine Orchard Ct.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

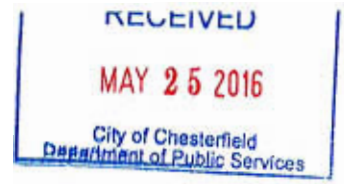
- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: Traffic Volume - Schoettler is not designed for this!
Does not fit w/ current zoning.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 636 532 1157



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Jennifer Lieber, a Chesterfield resident living at 14625 Pine Orchard Ct.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character *Schoettler Road area not zoned for high density housing.*
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School *Not a good fit for this road*
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: Schoettler is already overcongested, without shoulders, utility poles too close to edge of roadway. Bridge-narrow and unsafe for traffic supporting now.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Jennifer Lieber

Phone: 636-532-1157

Jessica Henry

From: Craig Holekamp <craigh.77@gmail.com>
Sent: Wednesday, May 25, 2016 8:34 PM
To: Jessica Henry; Bob Nation; Barry Flachsbart; Barbara McGuinness; Bridget Nations; Guy Tilman; Dan Hurt; Randy Logan; Tom DeCampi; Bruce DeGroot; sue.allen@house.mo.gov; karen.roach@senate.mo.gov
Subject: To Proposed Rezoning and Development at Schoettler and South Outer 40-64 Roads

To Whom It May Concern:

I am Craig Holekamp, a Chesterfield resident living at 14635 Chesterfield Trails Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40-64 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler and South Outer 40-64 Road.
- The destruction of green space and mature trees driving animals out of the area.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Craig Holekamp
314-809-7390

Jessica Henry

From: David Kaiser <kaiser@uccadv.com>
Sent: Wednesday, May 25, 2016 6:11 PM
To: Jessica Henry; Barry Flachsbart; Barbara McGuinness; Randy Logan; Dan Hurt; Bruce DeGroot; Bridget Nations; Guy Tilman
Cc: David Kaiser
Subject: KU development- vote NO please

Importance: High

Hi,

My name is David Kaiser and I reside and 14820 Pleasant Ridge Court, 63017. I recently attended the zoning meeting where the proposed development off of Schoettler Road was discussed.

As I stated in my remarks, I had not intended on speaking that evening. However the longer I sat and listened to those in favor and the developers group, I became very distressed about the whole situation.

My family and I moved to Chesterfield over 20 years ago. In that time we have started a family, have our kids attending the Parkway public schools, been involved in the Boy Scouts, PTA, CBSA athletics, Ascension Athletics, JCC Athletics, JCC current board member, active in our religious community. Chesterfield is our home and neighborhood.

The neighborhood is diverse in socio, economic, religious and demographic backgrounds. We love our neighborhood.

We have had younger families recently move in to the neighborhood. The turnover is taking place. Sort of a natural part of a community. What hasn't changed until now, is the look and feel of our neighborhood with the proposed development. These types of multifamily living is not meant to be set up in single family areas. These are set up in areas of urban dwelling, like the ones off of Olive St Road. Everything we have worked for to build a community will change if the development is approved. What type of progress is this for current residents who helped to build a nice family community?

I learned a few key facts on Monday evening. The developers just happened to have another church for the current church to move into. How convenient for both. In many worlds this would be called quid pro quo. I'll give you something of value if you in return give me something for value. This land wasn't the only place to put up rental units but it was clearly the cheapest and the one that the existing dweller could easily sell out for to move to a new location. We supported the church and their growth in our community. This is the way we are thanked. The Paster left the meeting prior to me being able to ask him a question (as did most of the developers friends, neighbors and real estate agents and even his brother in law). They have no real interest in our neighborhood. What should the Paster and his church do? Sell out for personal gain or stay and support the community that has helped his church grow? I have asked this of my Christian friends. The most common answer "what would Jesus have done if presented this dilemma? Not move for personal gain but work on a resolution to compromise and help all. Don't force ill upon your neighbor." Interesting thoughts.

In our neighborhood alone I have seen 4 houses go up for sale that back to the development site. We haven't seen this much movement in years.

I asked myself, how will the new development help promote stable family life, build a community or offer greater value to the homes in the proposed area? The developers talk of new young urbanites, seniors looking to down size, short time relocation needs from businesses. I just can't see the benefit for me or my neighbors. It is not that the project is bad, it is just that it is not in the right spot.

Then I thought to myself, who are these guys who are coming and promising the world? So I did some research.

1. KU Development, incorporated in August 2015 and didn't have a Chesterfield business license until January 2016.

Why? What other regulations might they overlook in their operations. What type of professionalism is this? What background do they have to build residential dwellings?

1. KU Properties has never built any type of residential dwelling. Neither single family or multifamily units. One principal has a background with SM Wilson in operations. The other is a buyer of commercial property. Should Chesterfield be there learning ground?
2. The same address on Baxter for one principal is also the address for Mia Rosa Development. This company has been incorporated since December 2014 and still does not have a chesterfield city license to operate. Additionally, Mia Rosa has not developed any residential property since its inception in 2014. Why?
3. The builder of the property (Mills Properties) has no connection to the city of Chesterfield, has a F rating with the BBB,
Has numerous complaints about their quality and up keep of property and doesn't pay their employees enough to even afford to live in the new development.

None of the information I learned about the developers or the builders is secret. I have a number of links below that I quickly researched. I kept the information exactly as was online. You can draw your own conclusions and I did.

<http://www.bbb.org/stlouis/business-reviews/apartments/mills-properties-inc-in-saint-louis-mo-310043421/>

<https://www.google.com/search?q=mills+propertiey+reviews&oq=mills+propertiey+reviews&aqs=chrome..69i57j0l2.49j1j0j4&sourceid=chrome&ie=UTF-8#lrd=Ox87d8cb2a237386f3:0xabee9ecab540b933,1,,>

<http://www.indeed.com/cmp/Mills-Properties>

<https://www.facebook.com/millsapartments/reviews/>

<http://www.bizapedia.com/mo/KU-DEVELOPMENT-LLC.html>

<http://www.chesterfield.mo.us/webcontent/finance/Business%20Licenses%20Issued%20in%202015.pdf>

<http://www.chesterfield.mo.us/webcontent/finance/2016-Newly%20Licensed%20Businesses%20-%20WEB.pdf>

So now we have developers with no residential building background, a builder with questionable quality and maintenance history, a resounding "NO" from the local neighbors (none of those who spoke in favor lived near the proposed site), a street that is already busy with traffic and neighbors who are looking to flee if this development passes.

This is what we have come to. Run out those who have built up the community to bring in an ill designed or placed development. The city should show the developers a better way and place to bring this development to our community. Work with them. It is not the only place to build. The site may need to be developed at some point. But not now in the current plan.

Do right for what is due the citizens of Chesterfield and the local community. Tell a developer to keep looking and bring us other locations. The one proposed is just not right.

Sincerely,

David Kaiser
14820 Pleasant Ridge Court
63017
636-532-1818

Jessica Henry

From: Rita Buesse <rbuesse@yahoo.com>
Sent: Thursday, May 26, 2016 8:38 AM
To: Jessica Henry; Barry Flachsbart; Barbara McGuinness; Randy Logan; Dan Hurt; Bruce DeGroot
Subject: opposition to apartment complex at Schoettler and South Outer 40

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Rita Buesse, a Chesterfield resident living at 14659 Big Timber Lane.

I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees

Please consider alternatives to the proposal that would result in fewer negatives for my family, my neighbors and our community.

Respectfully,

Rita Buesse
Phone: 636-532-7045

RECEIVED
City of Chesterfield

May 26 2016

Department of Public Services

May 26, 2016

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

Cc: Mayor, Bob Nation
City Council: Barry Flachsbart, Barbara McGuinness, Brigit Nations, Guy Tilman, Randy Logan, Dan Hunt, Tom DeCampi, Bruce DeGroot

Dear Ms. Henry,

The purpose of this letter is to voice my concerns regarding the 280 Unit Apartment complex proposed for Schoettler Road and South Outer 40 Drive. I am qualified to provide this letter being a close proximity neighbor, directly West of the project at 15316 Chesterfield Pines Ln. My concerns are as follows;

Project Density: The proposed 280 units is extremely high density for the area and neighborhood. This density on such a small area would seem much more in line with an urban setting, which Chesterfield certainly is not currently and I do not believe as a community or City, aspires to be. Chesterfield is a community dedicated to the environment and preservation of greenspace, and this project, at this density violates those aspirations. I would be much less opposed of the project at much lower density levels and much more tree and greenspace preservation.

Traffic – Schoettler Rd.: I am pleased with the proposed access to the project being on South Outer 40. As everyone who lives off Schoettler Road will concur, traffic is fast and dangerous and quite horrendous at peak times. At all times, visibility towards South Outer 40 is quite limited due to the steepness of the grade between Oaktree Estates and South Outer 40. Traffic must be kept off of Schoettler Rd. I suggest that the City include a zoning deed restriction that the emergency access be 1) as close to South Outer 40 as possible and 2) that there be a locked gate on that emergency access that must be maintained and kept locked by the current and any and all future owners/management services; and that the deed restriction include significant financial penalties (starting at \$10,000 minimum) and incrementing by \$10,000 in amount for each occurrence of a failure to comply with that ordinance, with no upper limit to the financial penalty. In the information meeting April 21, 2016; the developers indicated that they would gladly be responsible for maintaining and operating such a locked gate. What I am suggesting is some true enforcement to be certain they understand the importance.

Traffic – South Outer 40: While I believe that access to the development is planned for South Outer 40, it does not mean that I am not concerned with the overall traffic impact of that as well. I believe that traffic conflicts, bottlenecks and accidents are inevitable with the large number of car trips, particularly at peak times that will be generated by the density of the apartment complex. Traffic from Schoettler is predominantly crossing South Outer 40 to access Highway 40 East. While the entrance to the apartments is East of the access ramp, traffic on South Outer 40 will be substantially increased on slowing as it approaches and passes Schoettler Road in preparation of the turn into the apartment complex, leading to the traffic impact. While I understand that the developers have done a traffic study,

I suggest the City not accept the developer's traffic study and keeping the best interests of the City in mind have a City sponsored traffic study done.

Surrounding Zoning: When the City's Master Plan was developed, there was a concept. Since that time, things have most likely changed and the surrounding area is currently all residential. I submit that perhaps the Master Plan is now potentially out of date with the surrounding area and that perhaps the correct zoning for the property be residential, not apartment; or if apartment at much lower density.

Property Value and Project Financial Success: The question was posed to the developers, as well as the council members in attendance at the 4/21 meeting of the impact of apartments on surrounding property values. This question was not answered, other than, "we don't know." I believe a true economic study should be required of the developer to verify and prove to neighboring property owners that an apartment development will not harm area property values. I believe it is an obligation of the city to take current property owners, property values into consideration when considering any zoning requests.

This also relates to another concern that was voiced at the meeting, but again not truly addressed. The proposed project is for high end, somewhat luxury apartments at a high dollar per square foot rental rate. Living where I live, I hear the highway quite well. I cannot imagine the noise residents will experience being right on the highway. What I believe this may lead too is initial rental success, a sale of the project by the original owners for a nice gain and then a new owner with vacancies due to rental turnover at lease renewal time and vacancies long term due to community knowledge of the noise issues (which are unsolvable.)

These feasibility observations lead me to question the potential for long term success of the development. What happens to the project when rental rates are below necessary occupancy rates to sustain the project? How will the costs of maintenance and interest expense be paid? And if the project goes bankrupt, how then will property owners be preserved? Again, I believe an independent third party economic feasibility and impact study, including likely current and long term impact on surrounding property values, must be done as part of the City's diligence prior to approving this project.

Conflict of Interest: It has come to my attention that Brigit Nations, City Council member for Ward 2 is a close neighbor and friend of one of the Principals of the development team. This is a fact that was not disclosed at the April 21 meeting and not having attended the May 23 meeting, not certain was presented at that time either. I believe that this project is a conflict of interest for Ms. Nations and for that reason she must recuse herself from involvement with deliberations on this zoning request and of course, the actual vote on the matter.

Thank you for your time and for hearing my concerns.



Fred Sussman
Trustee, Chesterfield Pines Subdivision
15316 Chesterfield Pines Ln.
Chesterfield, MO 63017

Jessica Henry

From: Fred Sussman <fsussman@ceofocus.com>
Sent: Thursday, May 26, 2016 8:40 AM
To: Jessica Henry
Cc: Bob Nation; Barry Flachsbart; Barbara McGuinness; Bridget Nations; Guy Tilman; Randy Logan; Dan Hurt; Tom DeCampi; Bruce DeGroot; Aimee Nassif; mam636@gmail.com
Subject: Apartment Complex at Schoettler and South Outer 40
Attachments: Apartment Complex Letter.pdf

The purpose of this letter is to voice my concerns regarding the 280 Unit Apartment complex proposed for Schoettler Road and South Outer 40 Drive. I am qualified to provide this letter being a close proximity neighbor, directly West of the project at 15316 Chesterfield Pines Ln. My concerns are as follows;

Project Density: The proposed 280 units is extremely high density for the area and neighborhood. This density on such a small area would seem much more in line with an urban setting, which Chesterfield certainly is not currently and I do not believe as a community or City, aspires to be. Chesterfield is a community dedicated to the environment and preservation of greenspace, and this project, at this density violates those aspirations. I would be much less opposed of the project at much lower density levels and much more tree and greenspace preservation.

Traffic – Schoettler Rd.: I am pleased with the proposed access to the project being on South Outer 40. As everyone who lives off Schoettler Road will concur, traffic is fast and dangerous and quite horrendous at peak times. At all times, visibility towards South Outer 40 is quite limited due to the steepness of the grade between Oaktree Estates and South Outer 40. Traffic must be kept off of Schoettler Rd. I suggest that the City include a zoning deed restriction that the emergency access be 1) as close to South Outer 40 as possible and 2) that there be a locked gate on that emergency access that must be maintained and kept locked by the current and any and all future owners/management services; and that the deed restriction include significant financial penalties (starting at \$10,000 minimum) and incrementing by \$10,000 in amount for each occurrence of a failure to comply with that ordinance, with no upper limit to the financial penalty. In the information meeting April 21, 2016; the developers indicated that they would gladly be responsible for maintaining and operating such a locked gate. What I am suggesting is some true enforcement to be certain they understand the importance.

Traffic – South Outer 40: While I believe that access to the development is planned for South Outer 40, it does not mean that I am not concerned with the overall traffic impact of that as well. I believe that traffic conflicts, bottlenecks and accidents are inevitable with the large number of car trips, particularly at peak times that will be generated by the density of the apartment complex. Traffic from Schoettler is predominantly crossing South Outer 40 to access Highway 40 East. While the entrance to the apartments is East of the access ramp, traffic on South Outer 40 will be substantially increased on slowing as it approaches and passes Schoettler Road in preparation of the turn into the apartment complex, leading to the traffic impact. While I understand that the developers have done a traffic study, I suggest the City not accept the developer's traffic study and keeping the best interests of the City in mind have a City sponsored traffic study done.

Surrounding Zoning: When the City's Master Plan was developed, there was a concept. Since that time, things have most likely changed and the surrounding area is currently all residential. I submit that perhaps the Master Plan is now potentially out of date with the surrounding area and that perhaps the correct zoning for the property be residential, not apartment; or if apartment at much lower density.

Property Value and Project Financial Success: The question was posed to the developers, as well as the council members in attendance at the 4/21 meeting of the impact of apartments on surrounding property values. This question

was not answered, other than, "we don't know." I believe a true economic study should be required of the developer to verify and prove to neighboring property owners that an apartment development will not harm area property values. I believe it is an obligation of the city to take current property owners, property values into consideration when considering any zoning requests.

This also relates to another concern that was voiced at the meeting, but again not truly addressed. The proposed project is for high end, somewhat luxury apartments at a high dollar per square foot rental rate. Living where I live, I hear the highway quite well. I cannot imagine the noise residents will experience being right on the highway. What I believe this may lead too is initial rental success, a sale of the project by the original owners for a nice gain and then a new owner with vacancies due to rental turnover at lease renewal time and vacancies long term due to community knowledge of the noise issues (which are unsolvable.)

These feasibility observations lead me to question the potential for long term success of the development. What happens to the project when rental rates are below necessary occupancy rates to sustain the project? How will the costs of maintenance and interest expense be paid? And if the project goes bankrupt, how then will property owners be preserved? Again, I believe an independent third party economic feasibility and impact study, including likely current and long term impact on surrounding property values, must be done as part of the City's diligence prior to approving this project.

Conflict of Interest: It has come to my attention that Brigit Nations, City Council member for Ward 2 is a close neighbor and friend of one of the Principals of the development team. This is a fact that was not disclosed at the April 21 meeting and not having attended the May 23 meeting, not certain was presented at that time either. I believe that this project is a conflict of interest for Ms. Nations and for that reason she must recuse herself from involvement with deliberations on this zoning request and of course, the actual vote on the matter.

Thank you for your time and for hearing my concerns.

Fred Sussman
Trustee, Chesterfield Pines Subdivision
15316 Chesterfield Pines Ln.
Chesterfield, MO 63017

Jessica Henry

From: Mark B <mjbuesse@hotmail.com>
Sent: Thursday, May 26, 2016 9:28 AM
To: Jessica Henry; Barry Flachsbart; Barbara McGuinness; Randy Logan; Dan Hurt; Bruce DeGroot
Subject: Opposition to apartment complex at Schoettler and South Outer 40

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Mark Buesse, a Chesterfield resident living at 14659 Big Timber Lane.

I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees

Please consider alternatives to the proposal that would result in fewer negatives for my family, my neighbors and our community.

Respectfully,

Mark Buesse
Phone: 636-532-7045

Jessica Henry

From: Lora Roberts <lora@emedhire.com>
Sent: Thursday, May 26, 2016 12:21 PM
To: Jessica Henry; Barry Flachsbart; Barbara McGuinness; Randy Logan; Dan Hurt; Bruce DeGroot
Cc: sycamoretrustees@gmail.com
Subject: PZ 03-2016 40 West Luxury Living (KU Development, LLC)

Dear Ms Henry, et al

I am 100% opposed to the building of an apartment complex off of Schoettler Road and South 40 Outer Road.

I am a resident of Sycamore Manor Subdivision since 2004 and a real estate broker. The beautiful single family homes in high quality and beautifully maintained subdivisions off of Schoettler Road will all be severely affected if an apartment complex is built. Access and egress is already an issue on Schoettler Road which is narrow with no shoulder. Traffic from Logan College and all the residents is in my opinion at its peak already. Adding approximately 500 more cars daily will be overload and dangerous. Plus the school buses.

As a real estate broker I can say in all certainty that the apartment complex will have a negative impact on the integrity of the expensive single family subdivisions along Schoettler Road.

Others have commented on Green Space that once gone is never replaced.
I am in complete agreement that areas of nature need to be preserved.

So, who gains by developing an apartment complex? Is there a crying need for more apartments when all nearby have vacancies?

Does the City Planners of Chesterfield really care about the integrity of its residents property?

The taxes earned by the City from the apartment development will be negated by the reduced value of single homes tax valuation going down as the value of our property declines.

The only one who comes out ahead is the owners of the 14 acres.

This is pathetic. I am hopeful that you and others on the Planning Commission will vote No on this apartment development.

I also vote in every election.

Respectfully,
Lora Roberts
1461 Sycamore Manor Dr
Chesterfield, Mo 63017

Sent from my iPhone

Jessica Henry

From: Renee Maxey <renee.maxey@gmail.com>
Sent: Thursday, May 26, 2016 10:56 AM
To: Jessica Henry
Subject: Schoettler Road Project

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Renee Maxey, a Chesterfield resident living at 14602 Schoettler Manor Court. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Renee Maxey

Jessica Henry

From: Durfee, Thomas <Thomas.Durfee@CommerceBank.com>
Sent: Thursday, May 26, 2016 3:04 PM
To: Jessica Henry
Cc: Anne Durfee
Subject: proposed development
Attachments: letter of opposition.docx

Ms. Henry,

Please read my attached letter. I have raised my family for the past 18 years in the Chesterfield Trails neighborhood across from Logan University. This proposal is clearly oriented toward increased profits for developers and increased tax revenue for the City of Chesterfield. Take a drive down Schoettler sometime. It is a beautiful, uncongested, winding road. Our homes are desirable in part because of the feel people get when they approach our neighborhood on Schoettler.

Hopefully, there are other lower density uses for the land or perhaps it should be left as is. Part of the charm of Chesterfield is the amount of green space. We, along with all of our neighbors we have talked to, hope you will support our position.

Tom

Thomas G. Durfee
Senior Vice President, Private Banking Relationship Manager
The Commerce Trust Company
10429 Clayton Rd. | St. Louis, MO 63131
P: (314) 746-8972

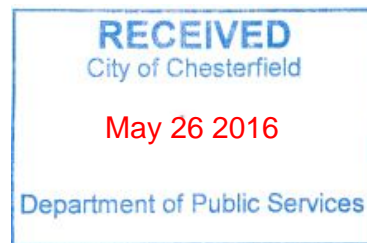


Your Vision. Our Guidance. Your Success.™

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LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Tom Durfee, a Chesterfield resident living at 14624 Oak Orchard Ct. off of Schoettler Road.

I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Tom Durfee

Phone: 636-675-7523

Please complete and email or mail this message to:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

You also can voice opposition at the City of Chesterfield Planning Commission meeting on Monday, May 23, at 7 p.m. at City Hall, 690 Chesterfield Parkway West

Jessica Henry

From: Susanna Reeves <susie.reeves75@prodigy.net>
Sent: Thursday, May 26, 2016 12:55 PM
To: Jessica Henry; Bridget Nations; Guy Tilman
Subject: New apartment complex

I am a resident of the Westchester Place neighborhood on Grantley Drive. I was unable to attend the meeting on May 23, but wanted to take this opportunity to register my strong objection to the requested zoning changes by KU Development.

Susie Reeves Director of Marketing Professional Media Resources 1-800-753-4251
susie.reeves75@prodigy.net

Jessica Henry

From: Claire E. Hack <ceh1492@hotmail.com>
Sent: Thursday, May 26, 2016 12:46 PM
To: Jessica Henry; Barry Flachsbart; Barbara McGuinness; Randy Logan; Dan Hurt; Bruce DeGroot; Bridget Nations; Guy Tilman; richard.hack@mercy.net; sycamoretrustees@gmail.com
Subject: Traffic danger from development Schoettler Rd & Outer 40

Without improvements to Schoettler Road and Outer 40, I strongly oppose this development. It is too dangerous from a traffic standpoint.

The intersection is already site of numerous accidents. The inevitable backlog of cars entering the outer road from Chesterfield Parkway and from Schoettler Road resulting from an apartment entrance will cause more. The increased school bus activity yet more. This simply isn't a safe proposal. Add in even more deer crossing Schoettler, and we're looking at serious risk of deaths.

Schoettler Road itself is too narrow for the existing traffic. That traffic will certainly worsen with the completion of the development at Clayton and Schoettler road, and additional development near Logan College. It is imperative that no new traffic be put onto the road.

And our deer problem will worsen. They are now a common site on Shagbark Court, which is far from wild space. They cross Schoettler Road by that intersection several times daily/nightly. There is a very limited sight-line approaching the intersection and that is precisely where the deer cross now. It is amazing we aren't having regular accidents with deer there now.

In addition, there will likely be flooding and drainage issues to the creeks in the area, especially behind Sycamore Manor. Several areas are already on the flood map. The construction area is a watershed, and large green space. It's loss will have direct monetary effects as well as the loss of a pretty and needed wild space.

The letters I have read in support were from businesses which will benefit from luxury apartments built at ANY location. The danger and costs of building on this location outweigh the benefits for the citizens, for Parkway School District, and for the city which will have greatly increased road costs. Please encourage the builders to move to a more practical location. At the VERY least, please require them to bear the costs for road improvements, including additional street lights near the intersection, and for runoff related water issues. And then consider addressing the deer population which will soon become a menace with this loss of space.

Thank you,
Claire Hack, 1439 Shagbark Ct, Chesterfield Missouri



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am LINNA REID, a Chesterfield resident living at 14754 CHESTERFIELD TRAILS. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees

Other: SCHOETTLEER ROAD IS A BEAUTIFUL, QUIET ROAD WITH LOVELY HOMES AND A BEAUTIFUL COLLEGE CAMPUS. AN APARTMENT BLDG COMPLEX

Please consider alternatives to the proposal that would result in fewer negatives for my family, would neighbors and community.

BE UNAPPEALING AND ADD TOO MUCH ADDITIONAL TRAFFIC.

Respectfully,

PLEASE, NO!

LINNA REID

Phone: 636.532.6531



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am M. P. Periasamy, a Chesterfield resident living at 14640 Big Timber Lane. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: Essential to maintain "single family" residential character

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

M. P. Periasamy

Phone: 636-532-8245

5/24/16

Attention: Jessica Henry
Planning Commission
Chesterfield City Hall
690 Chesterfield Parkway West
Chesterfield, MO 3017



My husband and I live at 14857 Grassmere Ct. in the Greenleaf Estates Subdivision off Schoettler Road. We would like to add our opposition to the proposed 280-unit apartment complex for Schoettler and South Outer 40.

We moved to our home in January 1988 so we were residents of Chesterfield before it became a city. We've made many improvements to our home since we purchased it as most homeowners do. We're proud of our home, proud of our subdivision and proud of our Chesterfield community. It is a lovely, upscale, vibrant community; and we want it to stay that way. Our home has easy access to I-64, grocery stores, Chesterfield Mall, numerous restaurants, medical facilities, and shopping in the Valley. We've commented many times how lucky we are to live in such a great location.

When we first moved here, there were two pieces of property along the east side of Schoettler north of Clayton that had horses. We thought it was so wonderful to see horses in this area. Of course, progress turned those properties into lovely single-family homes. We've also seen the expansion of Logan and construction of Amberleigh and the gated community on the west side of Schoettler near the Outer Road. The new subdivisions, Amberleigh and the gated community were positive improvements in our area. The 280-unit apartment complex will not be.

We've seen a steady increase in the traffic up and down Schoettler and not just by people who live here. Many use it as a convenient way to get to I-64. This includes all the homeowners living along Henry and those traveling along Clayton as well as the increased traffic from Logan. Now we'll get more cars from the new homes being built north of Clayton next to the Target store and the new eyesore complex at Clayton and Schoettler. We do not need more traffic along this road, especially the 500 or so cars that will be owned by people who would rent apartments in the proposed complex. We don't believe the developer when he stated that traffic will not be significantly increased. We know it will.

I know there is a plan to improve Schoettler and look forward to the improvements to the bridge across the creek that runs behind our property. Is there a plan to do something about the flooding across Schoettler that has occurred periodically during heavy rains? This flooding makes a dangerous situation.

Single-family homes and condos make a community a stable one. Apartments do not. Homeowners and condo owners have a real stake in the community. They want to see it prosper. We are the backbone of Chesterfield. Apartment dwellers are transients and have no real dedication to a community. They won't live in those apartments long term.

It's our opinion that high-end and luxury describe single-family homes and condos. They do not describe apartments. We don't buy the argument that empty nesters will downsize to apartments. They downsize to smaller homes or condos.

All the speakers at last night's meeting who were SO in favor of the proposed complex were friends of the developers, a developer with some acres in the proposed area, a real estate agent, a few business people (one has an office on Swingley Ridge Road), and church members who will get a new church out of the deal. Only one (a church member) appeared to live along Schoettler so they will not be adversely affected by this huge apartment facility. BUT every single homeowner living along Schoettler will be. The complex will be a detriment to all of us.

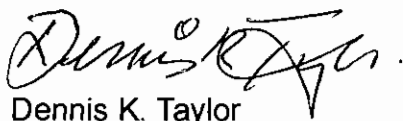
South Outer 40 is not the type of road for an apartment project of this magnitude. People entering and leaving that complex will cause huge traffic jams. Others of us who need to use South Outer 40 or want to get on I-64 will be caught in a real mess. We already have problems because of all the cars coming east down the Outer Road from Chesterfield Parkway. The apartment dwellers will have a problem going east or west on I-64, causing additional traffic jams. What about the children who may live in these apartments? Will this mean more school busses along Schoettler and the Outer Road causing even more traffic tie-ups? The corner of Schoettler and South Outer 40 is just not the proper location for a 280-unit facility. There is a lot of vacant land in Chesterfield for this complex. Why cram it in such a poor location?

We're enduring all the construction traffic at Clayton and Schoettler for the new complex in that location. The problems we'll face with the construction of this huge apartment facility will be many, many times worse. But the construction traffic will only be the beginning. We'll be stuck with increased traffic and more noise from now on.

We urge the Planning Commission to reject the zoning change for this project.

We appreciate being able to express our views on this matter.


Shara M. Taylor


Dennis K. Taylor

May 12th, 2016



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

CC: Bridget Nations, Guy Tilman

RE: Ward Two – 40 West Luxury Living

To whom it may concern:

This letter represents my opposition to the change of zoning to R-6 for new multi-family development at Haybarn Lane and Schoettler Road. This change would make way for the '40 West Luxury Living' project that is currently under review. As a resident of Scarborough West neighborhood located off Schoettler Road; the below list represents only a fraction of my concerns.

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

Sincerely,

A handwritten signature in blue ink that reads "Valeria C. Kuznetsov". Below the main signature is a smaller, less legible signature in blue ink.

Scarborough West Resident



May 12th, 2016

City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

CC: Bridget Nations, Guy Tilman

RE: Ward Two – 40 West Luxury Living

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- Additional 450 plus residents and 600 plus cars.
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- Increased crime and commercial truck noise.
- Potentially reduced property values as the Chesterfield Planning and Zoning Commission as well as the developer cannot predict the impact.
- Permanent destruction of green space including multiple 100 year old trees, hundreds of mature trees and vegetation, and abundant natural wildlife habitat.

Sincerely,

Dwight E. Steve Tailoni

Scarborough West Resident

15125 CONWAY ROAD
CHESTERFIELD, MISSOURI 63017



May 26, 2016

Re: PZ 03-2016 40 West Luxury Living

Chesterfield Planning Commission
690 Chesterfield Parkway West
Chesterfield, MO 63017

To Members of the Commission,

I am Lynne Johnson, 44 year resident of Chesterfield at 15125 Conway Road. I was unable to remain past 9:00 at the May 23 public hearing to speak in opposition to the proposed development by KU Development, LLC.

Reflecting on comments made by the developer in introducing the project and residents in favor, I have the following points:

Although this proposed project would require a rezoning of R-1, R-2, and NU to R-6 zoning it differs substantially from the present R-6 zoned community north of Interstate 64. The northern area is either nursing home or assisted care apartments which cause little traffic compared to the proposed 280 units with one or two cars each. The existing R-6 has a large grass and treed buffer on Conway Road to other multifamily residential. I noted from the developers proposed layout that there is only 20 feet of buffer to the Schoettler residence of Ms. Mastorakas. After the grassy 20 feet there is multicar parking and driveway before the residential apartment structure.

The layout also showed massive movement of dirt from the higher area along Schoettler and the Mastorakas property and raising the lower area along the 40 South Outer Road. Any mature trees in these disturbed areas will be removed with the grading and replaced with new trees to make up the 30% treed area required by zoning. The developer, Tom, misspoke when he said that 30% of the EXISTING trees would remain. The Mastorakas Family, who have been worthy citizens of this neighborhood for 50 years, will look out to the west past a few newly planted trees to a dropoff with the 3 and 4 story apartment buildings in view.

The proposed estimated 50 million dollar project averages out to \$170,000 per unit, way less than most Chesterfield residences.

Will the development be fenced off from neighboring residences or will new residents feel they can use the neighbors' property as open space?

Many pro-speakers spoke of the need for empty nesters residences. That would be condos instead of apartments.

This project would also probably remove much of the dogwood woods between the back of the present church and Interstate 64. That woods has always been a beautiful asset of Chesterfield as seen from the highway.

Thank you for considering my comments,

Jessica Henry

From: Nancy Carter <nancy_carter@me.com>
Sent: Thursday, May 26, 2016 9:25 AM
To: Jessica Henry
Cc: Bridget Nations; Guy Tilman; Aimee Nassif; Mike Geisel
Subject: Re: KU development at Schoettler and 40

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for your response. I'm sorry I was not at the meeting but have a couple of questions I hope you can answer.

I cannot find a website or information about KU Development. Can you provide a website or other information? I'd like to see what other projects which they been involved.

The feedback from those at the meeting as well as from info provided before the meeting it appears that the developer has already invested substantially in this project and that they are moving forward. The developer would likely want to find a way to recoup this investment if it is not approved. My question is whether I and the surrounding neighborhoods missed an opportunity to have our concerns addressed before the project began to take reshape. How would we have found out about this project?

How will the City of Chesterfield address the additional traffic on Schoettler Road. Schoettler Road already carries significant traffic and without shoulders does not seem to be able to handle any extra traffic. It looks like parking will be up against Schoettler Road and likely lighted for safety of the apartment residents. Does the City of Chesterfield have any guidelines on these types of parking lot lights in residential neighborhoods.

Thanks for your feedback,

Nancy Carter

Sent from iCloud

On May 25, 2016, at 09:17 AM, Jessica Henry <JHenry@chesterfield.mo.us> wrote:

Good morning, Ms. Carter.

Thank you for sending these comments, which will be saved as part of the project file for this zoning petition and provided to the Planning Commission, City Council, and Mayor.

The next step for this zoning petition is to be scheduled for a vote meeting before the Planning Commission. This meeting has not yet been scheduled. All meeting agendas are posted on the City's website and may be accessed via the following web link:
<http://www.chesterfield.mo.us/minutes-and-agendas.html>

You may also monitor this project on the City's Active Project Database, which serves to track the progress of each development project under review with the City. The project list is in alphabetical order, and information regarding this project is under the title **P.Z. 03-2016 40 West Luxury Living (KU Development, LLC)**. <http://www.chesterfield.mo.us/active-projects.html>

Finally, please feel welcome to contact me directly should you have any additional questions regarding this project.

Sincerely,

Jessica Henry, AICP

Project Planner

690 Chesterfield Parkway West

Chesterfield, Missouri 63017

(636) 537-4741

jhenry@chesterfield.mo.us



-----Original Message-----

From: Nancy Carter [mailto:nancy_carter@me.com]

Sent: Sunday, May 22, 2016 6:14 PM

To: Bridget Nations <bridget.nations@chesterfield.mo.us>; Guy Tilman <GTilman@chesterfield.mo.us>; Jessica Henry <JHenry@chesterfield.mo.us>
Cc: mam636@gmail.com; Robert Carter <rcarter3@mac.com>
Subject: KU development at Schoettler and 40

I am unable to attend tomorrow's meeting about the rezoning and development of the land at Schoettler and 40 but wanted to express my opposition to this plan for a multitude of reasons.

I understand the entrance to the complex would be off of the outer road but this would still increase traffic on Schoettler in addition to the outer road. With no shoulders Schoettler does not seem to be designed to carry increased traffic. The Schoettler / 40 intersection is already heavily congested through the day not only at rush hour.

The other residences in our neighborhood are single family not multi family.

The loss of green space which acts as a buffer for highway noise would be lost. We live in Schoettler Estates and I've attached the view from our deck. To change this view to a 4 story apartment complex would significantly impact the value of our home.

Please keep me updated on these negotiations.

Nancy Carter

This electronic mail transmission and the information contained in it, or attached as a file to it, are intended for the exclusive use of the intended recipient(s). This email should be considered "unofficial communication" and does not necessarily reflect the official position of the City of Chesterfield. An "official position" of the City shall only be communicated in letter form, using City letterhead. The recipient should check this email and any attachments for the presence of viruses. The City of Chesterfield accepts no liability for any damage caused by any virus transmitted by this email.

Jessica Henry

From: Julie Fitzgerald <julie_fitz2005@yahoo.com>
Sent: Thursday, May 26, 2016 9:09 PM
To: Jessica Henry
Cc: Barry Flachsbart; Barbara McGuinness; Randy Logan; Dan Hurt; Bruce DeGroot
Subject: Letter of Opposition

To Whom It May Concern:

I am Julie Fitzgerald, a Chesterfield resident living at 1913 Farm Valley Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees

Please consider alternatives to the proposal that would result in fewer negatives for my family, my neighbors and our community.

Respectfully,

Julie Fitzgerald

Phone: 314-852-5110

Jessica Henry

From: Dave Buesse <dbuesse@yahoo.com>
Sent: Thursday, May 26, 2016 7:27 PM
To: Jessica Henry; Barry Flachsbart; Dan Hurt; Randy Logan; Bruce DeGroot; Barbara McGuinness
Subject: Opposition to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Dave Buesse, a Chesterfield resident living at 14659 Big Timber Lane.

I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees

Please consider alternatives to the proposal that would result in fewer negatives for my family, my neighbors and our community.

Our home is our biggest investment. Please help us to keep its value.

Sincerely,

Dave Buesse
Phone: 636-532-7045

Jessica Henry

From: Jordan Black <jordman148@sbcglobal.net>
Sent: Thursday, May 26, 2016 4:57 PM
To: Jessica Henry; Barry Flachsbart; Barbara McGuinness; Randy Logan; Dan Hurt; Bruce DeGroot; Bridget Nations
Subject: Proposed Schoettler Development Opposition from a Young Home Owner

To whom it may concern,

I am writing this letter to state my opposition to the development being proposed at Schoettler Rd. and Highway 40. My wife and I live in the Sycamore Manor neighborhood just down Schoettler. We bought our house 3 years ago as new, young home owners (I am 30, my wife is 27). We were thrilled to find a house in Chesterfield, specifically in this area. I grew up in Chesterfield not too far away, and my wife (who did not grow up in Chesterfield but had friends who lived off Schoettler) always wanted to live in this area.

As some of the youngest home owners in our neighborhood, we have made the observation that the area will soon be turning over more of its older, long-time residents. However, this development could very much destroy the appeal of the neighborhoods around this area to potential home buyers. I can say with certainty that my wife and I would have passed up the Schoettler neighborhoods if this development was built prior to our house search. The joke about Chesterfield with many younger people is that it's not really a community, just your stereotypical American suburb with sprawling shopping centers and restaurants, more every year. We have tried to convince many friends to look in Chesterfield for a new home, bragging about the beautiful neighborhoods and the wonderful community. Many people looking to buy homes are not interested in buying in neighborhoods adjacent to large apartment complexes or heavy commercial development. People have strong opinions about the apartment community culture and what that brings to its surrounding area. Large apartment complexes have never been a prominent characteristic of Chesterfield neighborhoods.

Well, all I can say is that Chesterfield is sadly living up to the reputation that is not a true community that prioritizes its residential neighborhoods. As we look around, many of the remaining areas of woods and beautiful neighborhoods are being destroyed by adjacent commercial development. The Schoettler area is one of the last remaining truly beautiful neighborhoods, but this apartment complex being proposed will surely ruin the look/feel/effect as you enter from Highway 40. Home values in the area will surely drop and the congestion along Schoettler will reach dangerous levels, especially along the already cautious turn around Highcroft Rd. (alongside this development) where I have personally witnessed one accident and many other close calls in my short time living here.

I encourage the committee in charge of making this decision to reflect upon how much more commercial development this specific area needs. Despite what arguments have been made FOR this development, the future residents of this development who would possibly bring in more money to our community are NOT INVESTED. Apartment residents transition in and out all the time. Please think more about the home owners who are looking to settle down, invest in this community and live here long term.

Chesterfield is already doing very well financially as a sprawling commercial suburb. What it's not doing well in is working towards keeping the beautiful, residential neighborhoods its highest priority

for long-term families. I encourage you to think hard about what kind "subtraction" this "addition" may bring.

Thank you,
Jordan Black

May 27 2016

LETTER OF OPPOSITIONto Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am LINDA DANIELS, a Chesterfield resident living at 14747 MILL SPRING DR.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: SETS A PRECEDENT FOR OTHER UNDEVELOPED ACREAGE ON SCHOETTLEER ROAD.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Linda DanielsPhone: (636) 532-8173

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this message to:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

May 27 2016

Department of Public Services

May 26, 2016

H. DEAN DANIELS
14747 Mill Spring Drive
Chesterfield, MO 63017
(636) 532-8173 (Home)
(636) 532-8173 (Home Fax)
drummr35@charter.net

Jessica Henry, Project Planner
Chesterfield Zoning & Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Reference: Letter in Opposition to the Rezoning of a Tract of 14+ Acres in the Area of Schoettler Rd. & South Outer Forty

Dear Ms. Henry, Chesterfield Zoning & Planning Commission Members and Chesterfield Council Members:

My name is H. Dean Daniels, a Chesterfield resident living at the address indicated above, in the Chesterfield Trails sub-division. I have lived there 38 years with my wife Linda, before most of the sub-divisions that line Schoettler Road between Clayton Rd. to the South and I-64 to the North, were built.

All of these sub-divisions must be entered and exited via Schoettler Road. You either go South to Clayton Road or North to I-64 and return in the opposite direction. There is no “back way” out. This does not include all of the students coming and going to Logan College/University.

My reasons for opposition are multiple and include the following:

- a. The loss of neighborhood character as all of the homes in this area are single family units.**
- b. The potential loss of market value of my home as the density of the area increases.**
- c. Increased traffic congestion in an area that is already overburdened and a bottleneck in the normal morning and evening rush hour traffic. Schoettler Road certainly isn't passive during the rest of the day either.**
- d. An evaluation by the numbers and other comments regarding the traffic and congestion that will be added to the area:**

By the developers own presentation, the 280 units will equate to about an additional 500 people. Being conservative, if 100 don't work, and 25% (a very conservative estimate) carpool, that still equates to 300 vehicles trying to get in or out of one entrance.

The developer had unit figures for each building but on average it is 28 to 40+ units per building. If I were going for “luxury” living, I would not want to be in a building with 50 to 75 others in my building. If you take into consideration, streets, parking lots and garages, clubhouse, pool, etc., it probably has a density of 50 to 70 people per acre. This density is not exactly in keeping with the master plan or the neighborhood. Residences off of Schoettler Road typically have required 1 acre lots. I think the 1 acre requirement also is required if you back up to Sugarwood. (What density is that? 4, 5, 6 per acre?)

I assume that the entrance/exit to the development will be East of the I-64 entrance so all will have to travel East on South Outer Forty past Timberlake to get onto I-64 East and/or cross over I-64 at Timberlake to go West. Has anyone paid any attention to the amount of traffic currently using South Outer Forty to get to the office buildings in this corridor. The same holds true of North Outer Forty.

However, while this is a problem, the major problem comes when all of these people try and get home. They must either come off of Chesterfield Parkway and/or use Schoettler Road to get to their entrance. As this congestion increases, how long do you think the “emergency only” exit on Schoettler remains that way? My guess is that as pressure mounts for additional entrances and exits from the property, the “emergency only” exit will be the first to go. (Perhaps a “rear” exit/entrance off of Haybarn Lane adjacent to Mary Ann Mastorakos property.) But the developer has promised no entrance/exit onto Schoettler Road hasn’t he?

Schoettler Road is the only exit for the sub-divisions off of Schoettler Road and it is also a main North/South throughway for all the people coming in from the West to get to I-64 from Clayton Road or to Clayton Road and I-64 from the Chesterfield Parkway. It has also become a favorite trail for bicyclists because it is scenic, curvy, hilly and because they can, as a protected species. The traffic is fast and congested despite having little or no shoulder on much of Schoettler Road.

In the 38 years we have lived here, Schoettler Road has become like NASCAR. If you aren’t going fast enough by others standards, they will tailgate, flash their lights, etc. While it is a double yellow line on the entire stretch, passing is regularly attempted with no known fatalities so far. I had a car this week pass me as I prepared to turn left into my sub-division. (Yes, my blinker was on. I can only assume that he felt he could get by me before I got to my entrance. I was aware of his anxiety so I made sure he could.)

There are two roads off of Schoettler Road between Clayton Road and South Outer Forty, Grantley and Highcroft. Grantley doesn’t take you anywhere constructive, plus it runs completely through a residential neighborhood. Highcroft goes through to Baxter but no one uses it as it has the school and a stop sign on every corner so no advantage to using it unless you live there.

If Chesterfield widens Schoettler Road and adds turn lanes, it still will be without shoulders on much of it. If it builds a new bridge as suggested, it will no longer be available as a throughway during construction. If this happens, all (not half) of these extra people in the proposed complex will have to use Chesterfield Parkway to get to their entrance. So add another 300+ cars to the already overloaded South Outer Forty in the evening rush hour.

I was at the public meeting on Monday, May 24 and heard all of the people for the project and in rebuttal offer the following:

No one doubts the sincerity or character of the developer. It isn’t personal; he has chosen a bad place for his project. From what I can find out, he has no track record of any other developments. While a sincere person of good character is preferred, it doesn’t guarantee success or good choices.

The developer told Mary Ann Mastorakos that this project was going to happen with or without her cooperation or her property. It would appear that sincerity and fine character was not part of this smug comment. It was as though he knew something that the rest of us didn't. The developers apparently have another plat of land on contingency to the East of the existing parcel. If they get approval and add 3 or 4 more acres, how many more people does that add to the equation?

Many people said they travel the area and judging from the conversation, none of them live here as we do. It means they may take South Outer Forty from Chesterfield Parkway to get on to I-64. Believe me, this isn't knowing Schoettler Road and the traffic difficulties that exist there.

Some people brought up their mothers or in-laws wanting a place to stay for a couple of weekends a month. Does this development sound like a Holiday Inn? As to the 90-year old mother who ended up in Kirkwood. I doubt that she wants an apartment complex which is primarily aimed at young professionals. She ended up in Kirkwood because Kirkwood has embraced the senior community and has several high end places for them to reside. I believe she would have ended up in Kirkwood if this complex were here. I don't believe empty nesters are going to want to live in a complex with this much density aimed primarily at young professionals.

I find it difficult to believe that we are losing young professionals because this complex doesn't exist. You don't go to the loft area, or the Central West End or Clayton because this complex isn't here; you go because that is where the young professionals choose to congregate.

I also find it hard to believe that there aren't any apartments suitable in the Chesterfield area given the many established complexes located in the core area of Chesterfield. Are they all that bad? They don't appear to be as I drive by them on occasion.

There were many businesses for this project but once again, they are looking for 500 more people in the area, hoping they will get their share of their business. However, I didn't see where any of them actually lived in the area about which this development impacts.

State Representative Sue Allen wrote a letter in support of this project. Her office is in Town & Country and we know Town & Country doesn't want anything to do with a project like this. They only want commercial development where they can get the taxes without the services. If she is so strong for a development like this, let her find a place in Town & Country. She has no clue about the area in question and certainly didn't contact any residents before giving her endorsement. All she saw was development and that was good enough for her.

Then there is the possibility of precedent. Let us assume that this is approved. Currently for sale are 10+ acres with another 3+ adjacent to it, directly opposite Chesterfield Trails sub-division and between Logan College/University and Brook Hill Estates. What happens when developers want to put in another "luxury" complex that Chesterfield needs so badly? All they have to do is point to South Outer Forty and say exceptions were made for that development.

We need a Zoning and Planning Commission so we don't have a pig farm in the middle of Chesterfield Valley just because someone can buy the land. The commission is supposed to help business but that is not intended to be done to the detriment of the residents, their property or quality of life. This commission has already approved one development at the South end of Schoettler Road with the exit and entrance at a point adjacent to the traffic and turn lanes used to exit Schoettler Road onto Clayton Road. Don't compound the congestion that will be created at Clayton Road and Schoettler Road, by duplicating it at the other end at Schoettler Road and South Outer Forty.

There seems to be plenty of friends or acquaintances of the developer, business owners and others who don't live in or near Schoettler Road willing to approve this change. They cite change and progress and we (the residents) should accept it and not block progress. However, with the exception of the church pastor, (who is getting a new church for his donation to the project) I did not hear any residents say they thought this was a good idea. Don't talk to us about change or blocking progress because it is the residents along Schoettler Road who have lived here for years and seen the development, the change and the progress of the area along Schoettler Road. We drive it every day because we have no choice. We know the curves, the bumps, where the deer and the geese are. We can tell when someone is going to take a chance and enter Schoettler Road without enough room and when a car is going too fast for us to exit our sub-divisions. When these outsiders meet these criteria, then their approvals will carry some weight. Until then, they are just pandering for the almighty dollar or to gain a favor from their connection to the developer.

It would appear that there is sufficient acreage in the core part of Chesterfield and I believe our council members and Zoning & Planning Commission members should work with the developer to find a location more suitable to their project than this one if Chesterfield needs it so badly.

Respectfully submitted,

A handwritten signature in black ink that reads "H. Dean Daniels". The signature is written in a cursive style with a large, prominent initial "H".

H. Dean Daniels

May 27 2016

Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Bridget Neuchter, a Chesterfield resident living at 14653 Fairfield Farm Dr. Chesterfield, Mo 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

I'm a real estate agent.

- The loss of neighborhood and community character (single family homes all around the proposed site). *I lived on corner of Schoettler & Fairfield Farm for over 30 years and today spend \$4,000 planting pine trees to hide the heavy traffic*
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: See my comments

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully, Bridget Neuchter

Phone: 314-7048545

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

*also I have witnessed head on accidents from too much traffic going into neighborhoods
Too much traffic already*

May 27 2016

Department of Public Services

LETTER OF OPPOSITIONto Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

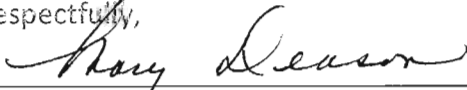
I am Mary DEASON, a Chesterfield resident living at 14714 Mill Spring Dr.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Phone: 636-236-9122

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this message to:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

RECEIVED

MAY 27 2016

City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am GREG LEMASTERS, a Chesterfield resident living at 14638 FAIRFIELD FARM DR.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: EXISTING TRAFFIC ON SCHOETTLER Rd IS "HEAVY!"

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 314-369-3543

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

05-27-16 10:25 IN

Jessica Henry

From: JOHN HALEY <jhaley111@yahoo.com>
Sent: Friday, May 27, 2016 3:53 PM
To: Jessica Henry
Cc: bnation@chesterfield.mo.usw
Subject: Opposition To Schoettler Apartment Zoning

This Plan to add a 280 Apartment Units at the Schoettler Road South Outer40-64 will directly impact the traffic flow at and on Schoettler Road. Likewise this 280 Unit Complex is not in keeping with the single home dwelling neighborhood in the surrounding area.

Additional development will sacrifice the mature trees and green space as well as my property value.

Please reconsider this proposal and do not approve.

Thank You Jessica,

John Haley
14650 Chesterfield Trails Dr.
Chesterfield, MO 63017
636-778-1165
jhaley111@yahoo.com

Jessica Henry

From: Guy Tilman
Sent: Friday, May 27, 2016 4:34 PM
To: ayzikg@charter.net
Cc: Bridget Nations; mam636@gmail.com; Jessica Henry
Subject: Re: 280 unit apartment complex in Chesterfield

It was a pleasure talking with you this afternoon and we appreciate your sending us an email with your concerns. I have copied Jessica Henry on this reply as well and you will hear back from her as well with information regarding the project and how to track future progress.

Best Regards,

Guy Tilman

Sent from my iPad

On May 27, 2016, at 4:15 PM, "ayzikg@charter.net" <ayzikg@charter.net> wrote:

To: Honorable Guy Tilman, Bridget Nations,
Ward 2 Council Members,
To: Jessica Henry
Project planner, City of Chesterfield

From: Ayzik Grach
1325 Chery Glen Ct.,
Chesterfiel, MO 63017

May 27, 2016

Dear Ward 2 Council Members,

My wife Maya and I reside in this address for 27 years, from August 1989.

I would like to let you know that I'm oppose KU Development to build 280-unit apartment complex on 14+ acres on Land off Schoettler and South Outer 40 roads. Also, I'm oppose to change the zoning map from the 'R-1'/'R-2' , "NU" to "R-6".

Bellow are our concerns:

1. Even though the entrance to the apartment complex planned from South Outer 40 road it will significantly increase the traffic from HWY 64 at the exit #20 Chesterfield Parkway and entrance to the Schoettler Road.
2. The potential housing of more than 700 people in seven buildings can lead to increase of crime in neighboring subdivisions including our Westchester subdivision.
3. The development will not have a positive impact on our property values. If anything it will decrease the property values, the question is for how much?
4. I agree that Chesterfield needs a residential multi-family housing development. This should be and can be done without negative impact on the neighboring subdivisions.

Considering the above concerns. I would like to ask you for your help not to support the 280 unit apartment complex development.

Sincerely,
Ayzik and Maya Grach
636-537-9758

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Alice Schott, a Chesterfield resident living at 14628 Big Timber Lane. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: traffic congestion all along Schoettler Road

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Alice Schott

Phone: _____

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

05-27-16 P04:20 IN

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Albert Schott, a Chesterfield resident living at 14628 Big Timber Lane. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: The proposal encourages a transient population rather than individual home owners. Also, the new property would eventually be opened up to Schoettler Rd.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Albert Schott

Phone: (4236) 579-0431

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am William Rothrock, a Chesterfield resident living at 14744 Mill Spring Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

William Rothrock

Phone: 636-537-0136

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this message to:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



SCHOETTLE ROAD ALERT

Did You KNOW?

1. Chesterfield is in the process of **Rezoning** the area at the junction of SCHOETTLE ROAD and the South Outer 40-64, in order to build an **Apartment Complex with 280 units**.
2. We are finding that most Chesterfield residents are not aware of this Rezoning change which can have a large effect on the integrity of their neighborhood.
3. These **Apartments cannot be built without a Multi-Dwelling zoning change** by the Chesterfield Planning and Zoning Commission.
4. On May 23rd the Chesterfield Planning and Zoning Commission held a Public Meeting to hear comments from those in favor and those opposing the **Multi-Dwelling Rezoning**.
5. Building a dense **Apartment Complex sitting close to the highway** with an estimated 500 people and their cars, may not be a good or safe choice for this site.
6. Adding this Apartment Complex may **decrease home values** in this area.
7. The intersection of Schoettler Rd and South 40-64 Outer Road is already considered dangerous by most residents and many think it will become more dangerous.
8. The Chesterfield Planning and Zoning Commission members are tilted in favor of the development of a process which **functionally keeps Chesterfield Residents in the dark?**
9. Only four residents were *aware* that another development at Schoettler and Clayton was being brought before the Planning and Zoning Commission until after construction began.
10. The developer **has recruited** large numbers of businesses and others to write letters of support for this project?
11. How many were 23 people who spoke **IN FAVOR** of this project at the May 23rd Planning and Zoning Commission meeting at city hall?
12. The State Representative for this area, Sue Allen, has already written a letter in support of this development.
13. The **apartment plans do not fit** with the single family homes that surround it and all of the single family homes along Schoettler Road.

THIS ZONING CHANGE MAY BE APPROVED IN THE NEXT FEW DAYS

This is Urgent

(Over)

WHAT CAN YOU DO TO BE HEARD AND EXPRESS YOUR VIEWS

- It is **URGENT** that you immediately contact your neighbors and friends who live in Chesterfield and make them aware of this issue.
- If you oppose the zoning change and development, **complete the Letter of Opposition** and send it to Jessica Henry of the Zoning and Planning Commission. One letter for each adult in your household. These will become a part of the official record.
- Write your comments and send them to the individuals listed below as they are a part of the Chesterfield government.

Jessica Henry, Senior Planner at City of Chesterfield 690 Chesterfield Parkway West,
Chesterfield, MO 63007 jhenry@chesterfield.mo.us 636- 537-4741

Mayor Ed. O'Rourke edou@chesterfield.mo.us 636-537-4711

Ward I
Councilmember Barry Flachsbart barryf@chesterfield.mo.us
Councilmember Lisa Ann McGuinness lmcguinness@chesterfield.mo.us

Ward II
Councilmember Bridget Nations bridget.nations@chesterfield.mo.us
Councilmember David Tilman dtilman@chesterfield.mo.us
Councilmember Emily Logan elogan@chesterfield.mo.us

Ward III
Councilmember Dan Hirt dhirt@chesterfield.mo.us 636-532-2035
Planning Commission member

Ward IV
Councilmember Tony DeCampi
Councilmember Lisa DeSoto lde-soto@chesterfield.mo.us 314-704-6290

State Representative Sue Allen House District 100
MO House of Representatives 201 West Capitol Avenue, Room 310, Jefferson City, MO 65101
Phone: 573-751-1100 Sue.Allen@house.mo.gov

State Senator Dave Schatz Senatorial district 026
201 West Capitol Ave. Rm. 433 Jefferson City, Missouri 65101
Phone: 573-751-1100/8 email his staff: Karen.Rhach@senate.mo.gov

Information about the Planning and Zoning Commission:

<http://www.chesterfield.mo.us/planning-commission.html>

Information about the proposed apartment project:

<http://www.chesterfield.mo.us/development/projects/?id=4121>

Information on the selection for the apartments:

<http://www.chesterfield.mo.us/apps/activeprojects/index.html>

http://www.chesterfield.mo.us/apps/activeprojects/index.html?project_id=4121

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Leslie Rothrock, a Chesterfield resident living at 14744 Mill Spring Dr.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- ✓ • The loss of neighborhood and community character
- ✓ • Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- all ✓ • A decrease in the market value of my home
- ✓ • Increased traffic congestion, including during morning and evening commute times
- ✓ • The destruction of green space and mature trees
- Other:

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Leslie Rothrock



Phone: 314-378-6853

Please complete and email or mail this message to:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

You also can voice opposition at the City of Chesterfield Planning Commission meeting on Monday, May 23, at 7 p.m. at City Hall, 690 Chesterfield Parkway West.

Jessica Henry

From: cbotrytis@yahoo.com
Sent: Saturday, May 28, 2016 10:00 AM
To: Jessica Henry; jhenry@chesterfield.mo.us; Bob Nation; Dan Hurt; Randy Logan; sue.allen@house.mo.gov; Bridget Nations; karen.roach@senate.mo.gov
Subject: Letter of Opposition

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am CURTIS REIS, a Chesterfield resident living at 14636 CHESTERFIELD TRAIL. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

CURTIS REIS 
Phone: 3147134135

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:


I am CURTIS REIS, a Chesterfield resident living at 14636
CHESTERFIELD TRAIL. I am writing to express my opposition to the proposed
rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

CURTIS REIS 

Phone: 3147134135

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Jessica Henry

From: Cathy & Tom Williams <augustwest59@charter.net>
Sent: Saturday, May 28, 2016 1:40 PM
To: Jessica Henry; Barry Flachsbart; Barbara McGuinness; Bridget Nations; Guy Tilman; Dan Hurt; Randy Logan; Tom DeCampi; Bruce DeGroot; Sue.Allen@house.mo.gov; Karen.Roach@senate.mo.gov
Subject: Letter from a Chesterfield resident and voter that lives in Scarbrough

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Cathy Williams, a Chesterfield resident living at 1914 Gatemont Drive. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site). What is the tax base from this complex going to cover? Schools, Police, Fire, Library etc. – is there at ROI? I can't image this complex is going to be a net gain for Chesterfield after we pay for all of the additional services required for these families.
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road. I drive every day to the CWE for work. The crossing of the Outer Road to get to 40 is extremely dangerous already – I can't image more cars.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64. The reason we chose to relocate to Chesterfield, 12 years ago, was the trees – we have seen the destruction at Schoettler and Clayton – looks horrible – no increase in property values for sure – only a MESS and terrible road conditions that border on dangerous.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,
Cathy Williams
Taxpayer and Voter

Phone: 636-386-8694

Jessica Henry

From: Mimi Sharamitaro <mimish15@yahoo.com>
Sent: Saturday, May 28, 2016 11:04 PM
To: Jessica Henry
Subject: Letter of Opposition

Dear Ms. Henry,

We are Chesterfield residents residing at 1921 Buckingham Drive. We are writing to express our opposition to the proposed rezoning and development at Schoettler and South Outer Forty. We are opposed due to the increased traffic congestion, decreased market value of our home, the loss of neighborhood and community character (of single family homes), the destruction of green space and trees and the resulting harm to animals due to the same.

Please consider alternatives that would result in less harm to the city, neighborhood and our family.

Thanks
Nick Weber and Mary Sharamitaro
636-527-8222

Jessica Henry

From: Rene' Marie Bouchard <renemarie16@gmail.com>
Sent: Sunday, May 29, 2016 1:47 PM
To: Jessica Henry; Bob Nation; Barry Flachsbart; Barbara McGuinness; Bridget Nations; Dan Hurt; Randy Logan; tdeamp@chesterfield.mo.us; Bruce DeGroot; sue.allen@house.mo.gov; karen.roach@house.mo.gov; karen.roach@senate.mo.us
Subject: I am strongly opposed to re-zoning Hwy 40 @ Schoettler

Green space has been greatly diminished already in the last 15 years my husband and I have lived in Chesterfield. We use this intersection daily and find it already dangerous. I have even been rear-ended right there. There is already a dangerous amount of traffic on Schoettler. Adding an apartment complex that would bring in another 500 people would greatly negatively impact our day to day lives, not to mention our home value. I object also to the loss of green space and habitat for the area wildlife. Please do everything in your power to vote this proposal down. Please do not allow re-zoning of my neighborhood. It was heartbreaking enough to see the destruction of the green space at Clayton and Schoettler. No more please!

Thank you for your consideration.

Rene' Bouchard
14866 Sycamore Manor Drive
63017

jhenry@chesterfield.mo.us, bnation@chesterfield.mo.us, barryf@chesterfield.mo.us, bmcguinness@chesterfield.mo.us, bridget.nations@chesterfield.mo.us, dhurt@chesterfield.mo.us, rlogan@chesterfield.mo.us, tdeamp@chesterfield.mo.us, bdegroot@chesterfield.mo.us, sue.allen@house.mo.gov, karen.roach@house.mo.gov, karen.roach@senate.mo.us

Jessica Henry

From: Bob Nation
Sent: Monday, May 30, 2016 10:14 AM
To: Jessica Henry
Subject: Fwd: Please Oppose Rezoning and Development at Schoettler and South Outer 40 Roads

Sent from my iPhone

Begin forwarded message:

From: Patrice Kaplan <patricedkaplan@gmail.com>
Date: May 29, 2016 at 2:04:33 PM CDT
To: <bnation@chesterfield.mo.us>
Subject: Please Oppose Rezoning and Development at Schoettler and South Outer 40 Roads

Dear Mayor Nation,

My name is Patrice Kaplan, and I am a resident of Chesterfield, living at 1457 Shagbark Court, which is quite close to the proposed development at Schoettler and South Outer 40 Roads.

I'm writing to ask you to please oppose the rezoning and development plan for that location. An apartment complex at that spot will potentially create very dangerous road consequences for the intersection of Schoettler and South Outer 40, but also to the already dangerous blind curve on Schoettler Road near Schoettler Estates Road and Highcroft Road when driving toward 64/40 on Schoettler Road.

Thank you for your attention to this matter.

Sincerely,

Patrice Kaplan
1457 Shagbark Court
Chesterfield, MO 63017
636-812-2083

Jessica Henry

From: Guy Tilman
Sent: Monday, May 30, 2016 10:36 AM
To: David Martin
Cc: Jessica Henry
Subject: Re: Letter of opposition to Schoettler and South Outer 40 project

Thank you Dr. Martin for your letter. I have copied Jessica Henry, the City Planner assigned to this project, so that your letter can be included in the record. We appreciate hearing from you on this issue.

Best Regards,

Guy Tilman

Sent from my iPad

On May 27, 2016, at 5:19 PM, David Martin <davidmartin14@charter.net> wrote:

Enclosed is my letter of opposition to the proposed development at the corner of Schoettler and South Outer 40 drive in Chesterfield, Missouri.

<Letter of opposition to Schoettler and South Outer 40 project.pdf>

Jessica Henry

From: Guy Tilman
Sent: Monday, May 30, 2016 10:56 AM
To: Cathy & Tom Williams
Cc: Jessica Henry
Subject: Re: Letter from a Chesterfield resident and voter that lives in Scarborough

Thank you Cathy for your letter regarding this project. I have copied Jessica Henry, the City Planner assigned to the project, so that it will be included in the public record for this project.

Thank you for taking the time to let us hear from you.

Best Regards,

Guy Tilman

Sent from my iPad

On May 28, 2016, at 1:40 PM, Cathy & Tom Williams <augustwest59@charter.net> wrote:

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Cathy Williams, a Chesterfield resident living at 1914 Gatemont Drive. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site). What is the tax base from this complex going to cover? Schools, Police, Fire, Library etc. – is there a ROI? I can't imagine this complex is going to be a net gain for Chesterfield after we pay for all of the additional services required for these families.
- A decrease in the market value of my home.

- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road. I drive every day to the CWE for work. The crossing of the Outer Road to get to 40 is extremely dangerous already – I can't image more cars.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64. The reason we chose to relocate to Chesterfield, 12 years ago, was the trees – we have seen the destruction at Schoettler and Clayton – looks horrible – no increase in property values for sure – only a MESS and terrible road conditions that border on dangerous.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,
Cathy Williams
Taxpayer and Voter

Phone: 636-386-8694

Jessica Henry

From: Guy Tilman
Sent: Monday, May 30, 2016 11:00 AM
To: Tom Pierce
Cc: Jessica Henry
Subject: Re: Letters of opposition to proposed rezoning and development at Schoettler and South Outer 40 Roads

Thank you Tom for your letter letting us know how you feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, so that your letter will be included as part of the public record for this project. Thank you for taking the time to let us hear from you.

Best regards,

Guy Tilman

Sent from my iPad

On May 28, 2016, at 5:17 PM, Tom Pierce <tom@piercedmediainc.com> wrote:

Dear Government Officials in Chesterfield,

My wife, Nancy, and I live off the south outer road, directly east of the proposed Apartment Complex at the junction of Schoettler Road and South Outer 40-64.

We are opposed to this project for reasons set forth in our individual letters attached for your perusal.

Please do not Rezone this area and permit the Apartment Complex project to go forward.

Thank you

Tom Pierce
314 288 8919
<image001.jpg>
www.piercedmediainc.com

<img20160528.pdf>

Jessica Henry

From: Guy Tilman
Sent: Monday, May 30, 2016 11:03 AM
To: Jan Misuraca
Cc: Jessica Henry
Subject: Re: Schoettler and South Outer 40 Zoning

Thank you Jan for your email letting us know how you feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, so that your letter will be included as part of the public record for this project. Thank you for taking the time to let us hear from you.

Best regards,

Guy Tilman

Sent from my iPad

> On May 28, 2016, at 8:15 PM, Jan Misuraca <jmisuraca1@gmail.com> wrote:

>

> Dear Mr. Tilman,

> We are writing to you to let you know we are NOT in favor of changing the zoning on this land to high density R6. We are NOT opposed to development of the land, but not at that density. We would be in favor of attached villas or single family homes similar to what exists adjacent to this area presently.

>

> While Tom Kaiman is a very nice person, this is about the zoning, not him personally. His project would be fine in a different area in the city, perhaps near Bishops Post by the mall.

>

> Thank you,

>

> Jan and Vince Misuraca
> 1414 Sycamore Manor Dr.
> Chesterfield, Mo 63017

>

Jessica Henry

From: Guy Tilman
Sent: Monday, May 30, 2016 11:05 AM
To: Patrice Kaplan
Cc: Jessica Henry
Subject: Re: Please Oppose Rezoning and Development at Schoettler and South Outer 40 Roads

Thank you Patrice for your email letting us know how you feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, so that your email will be included as part of the public record for this project. Thank you for taking the time to let us hear from you.

Best regards,

Guy Tilman

Sent from my iPad

> On May 29, 2016, at 2:09 PM, Patrice Kaplan <patricedkaplan@gmail.com> wrote:

>

> Dear Councilmember Tilman,

>

> My name is Patrice Kaplan, and I am a resident of Chesterfield, living at 1457 Shagbark Court, which is quite close to the proposed development at Schoettler and South Outer 40 Roads.

>

> I'm writing to ask you to please oppose the rezoning and development plan for that location. An apartment complex at that spot will potentially create very dangerous road consequences for the intersection of Schoettler and South Outer 40, but also to the already dangerous blind curve on Schoettler Road near Schoettler Estates Road and Highcroft Road when driving toward 64/40 on Schoettler Road.

>

> Thank you for your attention to this matter.

>

> Sincerely,

>

> Patrice Kaplan

> 1457 Shagbark Court

> Chesterfield, MO 63017

> 636-812-2083

>

Jessica Henry

From: Guy Tilman
Sent: Monday, May 30, 2016 11:28 AM
To: mommybans@msn.com
Cc: Jessica Henry
Subject: Fwd: Rezoning and Development at Schoettler and South Outer 40 Road

Thank you for your letter Nora. It is important for us to hear from you and I appreciate you taking the time to let us know how you feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, to be sure your comments are added to the public record on this project.

Best Regards,

Guy Tilman

Jessica Henry

From: jpoznick <jpoznick@yahoo.com>
Sent: Monday, May 30, 2016 11:31 AM
To: Jessica Henry
Subject: Concern for apartment complex

Dear Jessica,

I'm writing you today to voice my concerns about the new apartment complex being built on the corner of Schoettler and South Outer Forty. This apartment complex seems very unnecessary and could have a significant impact to our wonderful community.

The traffic alone on Schoettler is reason enough not to approve this complex. However in my experience it is the apartment living that gives me the biggest concern. This last year we finally could afford to purchase a home in Schoettler Estates. We used to rent. We know firsthand how renters treat a community compared to owners. This is not something we want in our immediate community.

There is already an apartment complex on Chesterfield Parkway. This complex looks terrible and not well kept. Lets not put another complex in that is less than a mile apart.

I travel on South Outer forty five days a week to go to work. This is always congested and very difficult to turn right onto South Outer Forty. Putting potentially 500 cars onto this stretch of road seems irresponsible.

Please do not approve this project and pass this email along to all city council members.

Thanks for your consideration.

Jordan Poznick
15314 Schoettler Estates Dr

Sent from my T-Mobile 4G LTE Device

Jessica Henry

From: Bertelson, Amy <abertels@wustl.edu>
Sent: Monday, May 30, 2016 11:55 AM
To: Jessica Henry
Subject: proposed rezoning at Schoettler and S. Outer 40

Ms. Henry,

I am a Chesterfield resident living off Schoettler road in the Sycamore Manor subdivision. I have lived here for 32 years and have no intention of moving. I have to drive by the proposed location of the 280 unit apartment complex at least twice a day. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. My opposition is based on

1) loss of green space. We have already lost a tremendous amount of beautiful green space with the housing construction at Schoettler and Clayton Road and with the new sound wall and construction along highway 40 (between Woodsmill and Chesterfield Pkway exits). We don't need to lose even more beautiful trees and green space

2) increased traffic congestion at Schoettler and South 40-64 Outer Road. That area is already a traffic nightmare with yield signs instead of stop signs that no one pays attention to. The last thing we need is even more residential traffic trying to get home

Thank you for taking my concerns into consideration.

Amy Bertelson
abertels@wustl.edu

Jessica Henry

From: Margaret Schmidt <madameschmidt@gmail.com>
Sent: Monday, May 30, 2016 11:59 AM
To: Jessica Henry; Bob Nation; Barry Flachsbart; Barbara McGuinness; Bridget Nations; gfillman@chesterfield.mo.us; Dan Hurt; Randy Logan; Tom DeCampi; Bruce DeGroot; SueAllen@house.mo.gov; Karen.Roach@senate.mo.gov
Subject: Opposition to Schoettle Rd and South Outer 40 Development

My husband and I have been Chesterfield residents for 35 years – before the City of Chesterfield even existed. We live in the Chesterfield Trails subdivision. The only way in or out of our subdivision is via Schoettler Road, so anything that impacts traffic on Schoettle Road impacts us directly.

Schoettler Road ends at South Outer 40. The Schoettler Road approach to that intersection is hilly and tortuous, and a real traffic hazard. My husband has been rear-ended there, because traffic heading northwesterly on Schoettler does not get an adequate warning of conditions at the intersection. Adding traffic either to Schoettler or to South Outer 40 will only increase the hazard, by increasing this area of blind traffic back-up

Adding 280 high-density housing units at this location would be extremely unwise. The only proposed ingress and egress to the proposed development is from South Outer 40, which is a one-way eastbound road. Such an entrance would force residents of the complex to make a substantial detour under any circumstances, and most likely would substantially increase traffic on Schoettler. If an attempt to solve the problem were to be made by returning South Outer 40 to two-way traffic, the existing on-ramp to Hwy 40 would have to be removed, forcing eastbound through traffic to use Rte. 141, which is another bottleneck.

There are more reasons to oppose the proposed project:

- the possible re-zoning for high-density housing of large acreage parcels along Schoettler Road
- the possible erection of an ugly sound wall along south outer 40
- the loss of the character of the community
- possible decreases in the market values of our homes
- possible decrease in the safety and security of our neighborhoods
- destruction of green space
- loss of animal habitat, and more.

However, the traffic issue is potentially life-or-death.

Please do not support this unwise proposal.

Very truly yours,

Margaret Schmidt

Jessica Henry

From: Stacy <sspoznick@hotmail.com>
Sent: Monday, May 30, 2016 1:36 PM
To: Bridget Nations; Guy Tilman; Jessica Henry
Subject: Proposed development

May 30, 2016

Dear Councilmember Nations and Councilmember Tilman,

My name is Everett Poznick I am 13 years-old and in 7th grade. We live on Schoettler Estates Drive. Please do not approve the apartments on Schoettler Road and South Outer 40. Our house has a very nice view we also have a lot of wildlife in our yard. If the apartments are built, it will ruin both of those. We don't want to have apartments that will add much more traffic and change our nice neighborhood. So please do not approve.

Everett Poznick

Jessica Henry

From: Stacy <sspoznic@hotmail.com>
Sent: Monday, May 30, 2016 1:43 PM
To: Guy Tilman; Bridget Nations; Jessica Henry
Subject: apartments on south outer 40

Dear Councilmember Nations and Councilmember Tilman,

I'm Ben Poznick and I am 13 years old. I live on Schoettler Estates Drive. I do not want you to approve the apartments proposed to be built on Schoettler Road. It will harm the wild life and possibly kill them. This is not the right thing to do. One thing I love about our neighborhood is the natural beauty and seeing the birds, deer, bunnies and other wildlife.

This would make more traffic. I think that it is too small of a street to have 280 more apartments on. This would make our community more crowded. I love the trees and forest here and I don't want it to be destroyed. It would take away from the beauty of our community.

Please vote against this development.

Ben Poznick

Jessica Henry

From: Stacy <sspoznic@hotmail.com>
Sent: Monday, May 30, 2016 2:04 PM
To: Jessica Henry
Subject: Proposed development on South Outer 40 - we are opposed!

Dear Jessica Henry,

My husband, who is originally from Chesterfield, and I recently moved here from California. We looked at several neighborhoods and chose to live in Chesterfield because it is a city that seems to have the perfect balance of natural beauty and open space and access to shopping and services. We purchased our home on Schoettler Estates Drive last summer and have been very happy here.

I am writing to let you know we are opposed the proposed development at South Outer 40 and Schoettler Road. Adding 280 apartment units to this wooded area would increase noise and traffic while decreasing green space and the quality of life of hundreds of Chesterfield residents. This lovely neighborhood of single family homes is not at all compatible with such a densely populated development.

Please continue with your responsible and well-thought out development of our beautiful and vibrant city.

Thank you,

Stacy Poznick
15314 Schoettler Estates Drive
Chesterfield, Missouri 63017
(949) 231-7040

Jessica Henry

From: Guy Tilman
Sent: Tuesday, May 31, 2016 12:16 PM
To: Claire Hanneken
Cc: Jessica Henry
Subject: Re: Schoettler Rd/S Outer 40 Rezoning Opposition

Thank you for your letter Claire. It is important for us to hear from you and I appreciate you taking the time to let us know how you feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, to be sure your comments are added to the public record on this project.

When a property owner makes a zoning change request, a public hearing before the Chesterfield Planning Commission is scheduled. The standard procedure is for notice signs to be placed on the property. Trustees of all subdivisions (within a 1 mile radius) are also notified by the City using the latest contact information subdivisions have provided. We rely on subdivision trustees to help communicate information to their residents.

Thanks again for letting us know how you feel about this project.

Best Regards,

Guy Tilman

Sent from my iPad

On May 30, 2016, at 8:39 PM, Claire Hanneken <cmh_811@yahoo.com> wrote:

Dear Councilmember Guy Tilman,

My name is Claire Shenberg, I am a Chesterfield resident living at 1516 Royal Crest Court. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. Please note my concerns listed below.

- I first became aware of this situation several weeks ago when I noticed a sign for the recent public hearing posted behind a guardrail on South Outer 40. It was barely visible and could not be read. My husband took it upon himself to move this sign so that other residents would have an opportunity to learn of the hearing. My concern is that due to the original placement of this notification not enough

residents are currently aware of the proposal and that any representation the city may currently be using to gauge public opinion of this matter is inaccurate.

Further, I am concerned that a number of neighborhood trustees were not and have not been informed of this proposal.

- I am currently ignorant to the criteria the city uses when determining whether a change in zoning is appropriate. Existing zoning laws would presumably have been put in place for reasons, one of which may have been to give prospective residents an idea of what they could expect their surroundings to look like in the future should they chose to purchase in a given area. My husband and I were such buyers over four years ago. I am concerned that in the changing of existing zoning laws without a criteria known to the public, the City of Chesterfield may garner a reputation that may deter future investment.
- In addition to the above, I am also concerned about the loss of community character, a decrease in the market value of my home, increased traffic on an already dangerous and congested stretch of the outer road, the destruction of green space and mature trees, the unknown effects this construction will have on wildlife in regards to the outer road, and added pressure on Parkway Schools.

Please consider alternatives to this proposal that would result in fewer negatives for my family, neighbors, and the reputation of the City of Chesterfield.

Sincerely,

Claire Shenberg

Jessica Henry

From: Bob Nation
Sent: Monday, May 30, 2016 9:16 PM
To: Claire Hanneken
Cc: Jessica Henry; Bridget Nations; Guy Tilman; Aimee Nassif
Subject: Re: Schoettler Rd/S Outer 40 Rezoning Opposition

Follow Up Flag: Follow up
Flag Status: Completed

Claire,

In my response to you I am copying your council members Nations and Tilman as well as Jessica Henry from our Planning Department. Although I was not in attendance, I understand there was a very heavy attendance at the public hearing on 5/23. Since then, we have received a tremendous number of e-mails in opposition to the proposed development. I believe that the comprehensive plan does suggest multi-family zoning as appropriate for that area, however the density of that zoning is not specified.

Best Regards,

Bob Nation
Mayor - City of Chesterfield
314 249-8725

On May 30, 2016, at 8:36 PM, Claire Hanneken <cmh_811@yahoo.com> wrote:

Dear Mayor Bob Nation,

My name is Claire Shenberg, I am a Chesterfield resident living at 1516 Royal Crest Court. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. Please note my concerns listed below.

- I first became aware of this situation several weeks ago when I noticed a sign for the recent public hearing posted behind a guardrail on South Outer 40. It was barely visible and could not be read. My husband took it upon himself to move this sign so that other residents would have an opportunity to learn of the hearing. My concern is that due to the original placement of this notification not enough residents are currently aware of the proposal and that any representation the city may currently be using to gauge public opinion of this matter is inaccurate. Further, I am concerned that a number of neighborhood trustees were not and have not been informed of this proposal.

- I am currently ignorant to the criteria the city uses when determining whether a change in zoning is appropriate. Existing zoning laws would presumably have been put in place for reasons, one of which may have been to give prospective residents an idea of what they could expect their surroundings to look like in the future should they chose to purchase in a given area. My husband and I were such buyers over four years ago. I am concerned that in the changing of existing zoning laws without a criteria known to the public, the City of Chesterfield may garner a reputation that may deter future investment.
- In addition to the above, I am also concerned about the loss of community character, a decrease in the market value of my home, increased traffic on an already dangerous and congested stretch of the outer road, the destruction of green space and mature trees, the unknown effects this construction will have on wildlife in regards to the outer road, and added pressure on Parkway Schools.

Please consider alternatives to this proposal that would result in fewer negatives for my family, neighbors, and the reputation of the City of Chesterfield.

Sincerely,

Claire Shenberg

Jessica Henry

From: Claire Hanneken <cmh_811@yahoo.com>
Sent: Monday, May 30, 2016 8:35 PM
To: Jessica Henry
Subject: Schoettler Rd/S Outer 40 Rezoning Opposition

Dear Jessica,

My name is Claire Shenberg, I am a Chesterfield resident living at 1516 Royal Crest Court. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. Please note my concerns listed below.

- I first became aware of this situation several weeks ago when I noticed a sign for the recent public hearing posted behind a guardrail on South Outer 40. It was barely visible and could not be read. My husband took it upon himself to move this sign so that other residents would have an opportunity to learn of the hearing. My concern is that due to the original placement of this notification not enough residents are currently aware of the proposal and that any representation the city may currently be using to gauge public opinion of this matter is inaccurate. Further, I am concerned that a number of neighborhood trustees were not and have not been informed of this proposal.
- I am currently ignorant to the criteria the city uses when determining whether a change in zoning is appropriate. Existing zoning laws would presumably have been put in place for reasons, one of which may have been to give prospective residents an idea of what they could expect their surroundings to look like in the future should they chose to purchase in a given area. My husband and I were such buyers over four years ago. I am concerned that in the changing of existing zoning laws without a criteria known to the public, the City of Chesterfield may garner a reputation that may deter future investment.
- In addition to the above, I am also concerned about the loss of community character, a decrease in the market value of my home, increased traffic on an already dangerous and congested stretch of the outer road, the destruction of green space and mature trees, the unknown effects this construction will have on wildlife in regards to the outer road, and added pressure on Parkway Schools.

Please consider alternatives to this proposal that would result in fewer negatives for my family, neighbors, and the reputation of the City of Chesterfield.

Sincerely,

Claire Shenberg

Jessica Henry

From: Peggy Yanover <peggyyanover@yahoo.com>
Sent: Monday, May 30, 2016 10:06 PM
To: Jessica Henry
Subject: Rezoning at Schoettler Road and South Outer 40

Has anyone researched the number of accidents on the South Outer Road and Timberlake? Pay attention that most mornings as you are listening to traffic reports on the news on television or radio that many accidents throughout the year occur at this juncture. This is almost on a weekly basis. I have lived off Schoettler Road for 37 years. I know what I speak of.

The problem of congestion and ensuing accidents has increased by numbers that would alert us to a problem that will only be increased by further congestion that 280 units of housing will bring. All autos will be heading east onto the South Outer 40 heading once more into the South Outer Road at Timberlake. Please look at the last 10-15 years of accidents at this juncture to come to the conclusion that this project is unwarranted, unsafe and ill advised.

I am not a business owner in the area, nor am I a realtor, contractor, title company, or a politician, nor someone who has a financial interest or benefit from this development, so it is obvious I am not a supporter of this new proposal in Chesterfield. This will be a nightmare of a safety issue and a frustration to all residents trying to get to work, school, or appointments.

Peggy Yanover
Sent from my iPad

Jessica Henry

From: Christine Livergood <christinelivergood@gmail.com>
Sent: Tuesday, May 31, 2016 7:14 AM
To: Jessica Henry
Subject: Letter of Opposition to Proposed Rezoning and Development at Schoettler and South Outer 40 Road

To Whom it may concern,

I am, M. Christine Livergood, a Chesterfield resident living at 2109 County Cork Drive Apt 4 Chesterfield MO, 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 Road. My opposition is based on the these probable negative effects:

- The loss of neighborhood and community character
- Increased traffic congestion
- The destruction of green space and mature trees

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

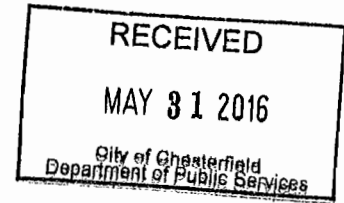
Respectfully,

Christine Livergood

--

M. Christine Livergood
Mercy Hospital OBGYN Resident
christinelivergood@gmail.com

**14731 Chesterfield Trails Drive
Chesterfield, MO 63017**



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

Re: Opposition To Proposed Rezoning At Schoettler Road And South Outer 40

Dear Ms. Henry,

My wife and I have been Chesterfield residents for 35 years – before the City of Chesterfield even existed. We live in the Chesterfield Trails subdivision. The only way in or out of our subdivision is via Schoettler Road, so anything that impacts traffic on Schoettler Road impacts us directly.

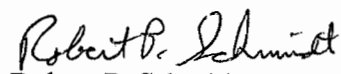
Schoettler Road ends at South Outer 40. The Schoettler Road approach to that intersection is hilly and tortuous, and a real traffic hazard. I have been rear-ended there, because traffic heading northwesterly on Schoettler does not get an adequate warning of conditions at the intersection. Adding traffic either to Schoettler or to South Outer 40 will only increase the hazard, by increasing this area of blind traffic back-up.

Adding 280 high-density housing units at this location would be extremely unwise. The only proposed ingress and egress to the proposed development is from South Outer 40, which is a one-way eastbound road. Such an entrance would force residents of the complex to make a substantial detour under any circumstances, and most likely would substantially increase traffic on Schoettler. If an attempt to solve the problem were to be made by returning South Outer 40 to two-way traffic, the existing on-ramp to Hwy 40 would have to be removed, forcing eastbound through traffic to use Rte. 141, which is another bottleneck.

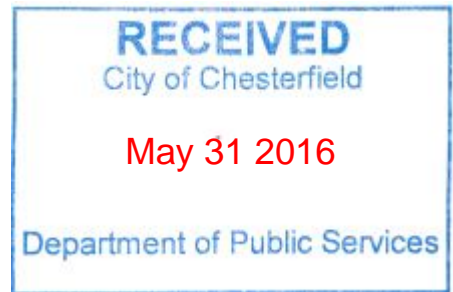
There are more reasons to oppose the proposed project, including loss of the character of the community, possible decreases in the market values of our homes, destruction of green space, loss of animal habitat, and others that have been raised. But the traffic issue is potentially life-or-death.

Please do not support this unwise proposal.

Very truly yours,


Robert P. Schmidt

CC: various



**14731 Chesterfield Trails Drive
Chesterfield, MO 63017**

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

Re: Opposition To Proposed Rezoning At Schoettler Road And South Outer 40

Dear Ms. Henry,

My wife and I have been Chesterfield residents for 35 years – before the City of Chesterfield even existed. We live in the Chesterfield Trails subdivision. The only way in or out of our subdivision is via Schoettler Road, so anything that impacts traffic on Schoettler Road impacts us directly.

Schoettler Road ends at South Outer 40. The Schoettler Road approach to that intersection is hilly and tortuous, and a real traffic hazard. I have been rear-ended there, because traffic heading northwesterly on Schoettler does not get an adequate warning of conditions at the intersection. Adding traffic either to Schoettler or to South Outer 40 will only increase the hazard, by increasing this area of blind traffic back-up.

Adding 280 high-density housing units at this location would be extremely unwise. The only proposed ingress and egress to the proposed development is from South Outer 40, which is a one-way eastbound road. Such an entrance would force residents of the complex to make a substantial detour under any circumstances, and most likely would substantially increase traffic on Schoettler. If an attempt to solve the problem were to be made by returning South Outer 40 to two-way traffic, the existing on-ramp to Hwy 40 would have to be removed, forcing eastbound through traffic to use Rte. 141, which is another bottleneck.

There are more reasons to oppose the proposed project, including loss of the character of the community, possible decreases in the market values of our homes, destruction of green space, loss of animal habitat, and others that have been raised. But the traffic issue is potentially life-or-death.

Please do not support this unwise proposal.

Very truly yours,

Robert P. Schmidt

CC: various

Jessica Henry

From: Ronald Miller <rmiller@millersteeno.com>
Sent: Tuesday, May 31, 2016 8:55 AM
To: Jessica Henry
Cc: Bob Nation; Bridget Nations; Guy Tilman; Dan Hurt; Randy Logan; Tom DeCampi; Bruce DeGroot; Sue.Allen@house.mo.gov; Karen.Roach@senate.mo.gov
Subject: Opposition to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

Importance: High

Dear Ms. Henry:

I live at 15121 Amherst Green Court, 63017. I am sending this e-mail to voice my opposition to the proposed rezoning and development at Schoettler and South Outer 40 Roads. This development will change the nature and character of our neighborhood. I am against this development for a number of reasons which include but are not limited to the following:

1. The loss of neighborhood and community character (single family homes all around the proposed site).
2. A decrease in the market value of my home.
3. Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
4. The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

If you have further questions my home number is 636-532-2025 and my cell phone is 314-803-4787

Thank you,

Ronald C. Miller
Miller and Steeno, P.C.
11970 Borman Drive, Suite 250
St. Louis, MO 63146
314-726-1400 Telephone
314-726-1406 Facsimile
rmiller@millersteeno.com

Missouri Illinois Tennessee Arkansas

*****CONFIDENTIAL & PRIVILEGED TRANSMISSION*****

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NOTICE: E-mail is not a secure method of communication. It may be copied and held by any computer through which it passes, and persons not participating in the communication may intercept the communication. Should you wish to discontinue this method of communication, please let us know and no further e-mail communication will be sent.

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Guido Jelito, a Chesterfield resident living at 14718 Hill Spring Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
 - A decrease in the market value of my home.
 - Increase in traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
 - The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

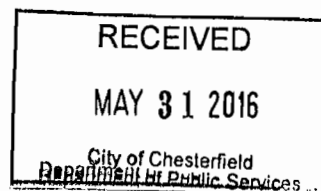
Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,


Phone: 636 519 4076

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this message to:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
680 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



Jessica Henry

From: Andrew Shenberg <andrew.shenberg@gmail.com>
Sent: Tuesday, May 31, 2016 8:57 AM
Cc: Andrew Shenberg
Subject: Fwd: P.Z. 03-2016 40 West Luxury Living (KU Development, LLC)

Dear Representatives,

My name is Andrew Shenberg, I am a Chesterfield resident living at 1516 Royal Crest Court. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. Please note my concerns listed below.

- I first became aware of this situation several weeks ago when I noticed a sign for the recent public hearing posted behind a guardrail on South Outer 40. It was barely visible and could not be read. I took it upon myself to move this sign so that other residents would have an opportunity to learn of the hearing. My concern is that due to the original placement of this notification not enough residents are currently aware of the proposal and that any representation the city may currently be using to gauge public opinion of this matter is inaccurate. Further, I am concerned that a number of neighborhood trustees were not and have not been informed of this proposal.
- I am currently ignorant to the criteria the city uses when determining whether a change in zoning is appropriate. Existing zoning laws would presumably have been put in place for reasons, one of which may have been to give prospective residents an idea of what they could expect their surroundings to look like in the future should they

choose

to purchase in a given area. My wife and I were such buyers

not long

ago. I am concerned that in the changing of existing zoning laws without a criteria known to the public, the City of Chesterfield may garner a reputation that may deter future investment.

- In addition to the above, I am also concerned about the loss of community character, a decrease in the market value of my home, increased traffic on an already dangerous and congested stretch of the outer road, the destruction of green space and mature trees, the unknown effects this

construction will have on wildlife in regards to the outer road, and added pressure on Parkway Schools.

Please consider alternatives to this proposal that would result in fewer negatives for my family, neighbors, and the reputation of the City of Chesterfield.

Sincerely,

Andrew Shenberg

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Jeffrey A Kaplan, a Chesterfield resident living at 1457 Shagbark Ct, Chesterfield, MO 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

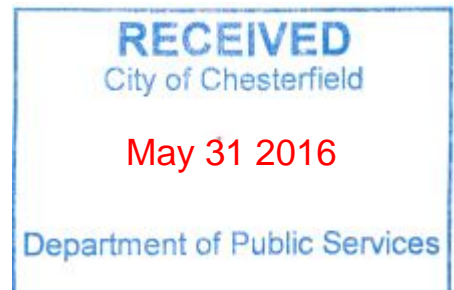
My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Jeffrey A Kaplan
Phone: 636-812-2083



Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

May 31 2016

Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40

To Whom It May Concern:

I am Tom PIERCE, a Chesterfield resident living at
1539 WOOD ROYAL WEST DR. I am writing to express my opposition to the proposed
rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Tom Pierce

Phone: 314 288 8919

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

May 31 2016

LETTER OF OPPOSITIONto Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Nancy Pierce, a Chesterfield resident living at 1539 Woodroyal West. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Nancy Pierce

Phone: 314-409-4476

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

May 31 2016

LETTER OF OPPOSITIONto Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Sheila Madsen, a Chesterfield resident living at 1431 Sycamore Manor Dr.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: People without an investment in our community wandering the streets in front of my home. There will inevitably be an increase in crime as a result.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Obviously, the developers sought - and received - support from the business community who have a short-sighted eye toward the bottom line. They did not, however, do more than the bare minimum

Respectfully,

Sheila Madsen

Phone: 636-536-0609

to inform community members. This failure to inform us is sufficient to reject the request for a zone change.

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am GARY MADSEN, a Chesterfield resident living at 1431 SYCAMORE MANOR DR. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Gary Madsen

Phone: 636-536-0603

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

May 31 2016

LETTER OF OPPOSITIONto Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Sarah Madsen, a Chesterfield resident living at 1431 Sycamore Manor Dr.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Sarah MadsenPhone: 636-236-7481

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

REZONING REQUEST FOR LAND AT SCHOETTLER/ OUTER 40-64.

For all of the reasons listed in several letters I have sent in the past such as dangerous traffic congestion, non-fit of proposed housing vs existing housing and subsequent decrease of home values, added noise levels and other matters of concern I "OPPOSE" this rezoning and construction of proposed apartment complex.

The reason I am asking Chesterfield Planning Commission to not rezone are the reasons listed above but also to say that Chesterfield does not need this additional tax revenue at the expense of displeasure of so many of its residents local and adjacent to this particular piece of woodland. Please consider the loss of so many old growth trees, the creation of additional rainfall runoff on such a steep hillside. The creek behind the subdivision below this hillside IS ALREADY subject to fast rising creek water and flooding during rain periods of moderate intensity and duration.

The City of Chesterfield has just received an increase in available monies by the adjustment of the sales tax distribution formula. Surely you can accede to the request of so many citizens living close to this proposed apartment complex to forego the rezoning/taxes and keep a piece of pristine woodland intact. If a construction in the future uses the existing zoning for construction of single family homes I for one would see this as a positive.

There are plenty of other places for this type of apartment complex to be built in Chesterfield.

Thank you for your consideration and hopefully agreeable decision in this matter. THOMAS B PULLEN, CITIZEN OF CHESTERFIELD.

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Ann Marie Macmillan, a Chesterfield resident living at 14718 Hill Spring Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.


My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Phone: 636 519 4076


6519-4076

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this message to:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
680 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

RECEIVED
MAY 31 2016
City of Chesterfield
DEPARTMENT OF PUBLIC SERVICES

Jessica Henry

From: Shannon Adlabi <shannonadlabi17@aol.com>
Sent: Tuesday, May 31, 2016 9:44 AM
To: Jessica Henry
Subject: KU Property Plans

Hi Jessica-

I am sending this email to voice my concerns about the possible new construction plans for the apartments off Schoettler road. I was already extremely upset by the new construction and tear down of the farm/garden and houses at the corner of Schoettler and Clayton. Chesterfield is a booming area. The reason people flock to this area is because of our green space, because it feels roomy and open and not building after building like the city. It is a safe area with a suburban feel and the more we add the worse it becomes. Crime goes up, as does pollution and more traffic. We have a nice community, and the more we add to it, the more it begins to look like a crowded and overpopulated area. I think these apartments would be better suited somewhere else such as Chesterfield valley (especially near the outlet malls) where there are still undeveloped areas. I feel very strongly about this as do numerous other people in the St. Louis County area. We do have a lot of available apartments near by and it seems unnecessary to add more traffic to a one lane road area. I doubt there is room to add another lane and again, if that would happen it would only junk up and crowd the area. I hope you take this into consideration.

Thanks,
Shannon Adlabi

Sent from my iPhone

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Jocee Mungenast, a Chesterfield resident living at 14702 Mill Spring Dr 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Jocee Mungenast

Phone: _____

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Thomas C. Mungenast III, a Chesterfield resident living at 14702 Millspring Dr. 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Thomas C. Mungenast III

Phone: (314) 602-2252

LETTER OF OPPOSITION
to Proposed Rezoning and Development at Schoettler and
South Outer 40 Roads

To Whom It May Concern:

I am Robin López Finckenkeller/MD., a Chesterfield resident living at 14849 Grassmere Ct.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. My opposition is based on these potential/probable negative effects:

The loss of neighborhood and community character (single family homes all around the proposed site).

A decrease in the market value of my home.

Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.

The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Other: Noise pollution. Light pollution!

The eyesore of multi-story shared residence and loss of beautiful, natural ecosystem of forest & its inhabitants; ecological burden of forest destruction even at 30% preservation; trash increase; ~~more~~ traffic for turning left into subdivisions along Schoettler Rd. Traffic for leaving subdiv

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

leaving subdiv into Schoettler Rd.

Respectfully,

Dr. Robin Lopez Finckenkeller

Phone: 281 352 4485

Please complete 1 form for each adult member in your household.
(Make copies if necessary)

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

May 31 2016

Department of Public Services

LETTER OF OPPOSITION
to Proposed Rezoning and Development at Schoettler and
South Outer 40 Roads

To Whom It May Concern:

I am William Finken Keller, a Chesterfield resident living at 14849 Grassmere Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. My opposition is based on these potential/probable negative effects:

The loss of neighborhood and community character (single family homes all around the proposed site).

A decrease in the market value of my home.

Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.

The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Other:

It's NO coincidence that the largest, closest home listed for sale last week (1399 Schoettler). This project is already driving away high worth residents!

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

William R Finken Keller

Phone: 817-206-8749

May 31 2016

Department of Public Services

LETTER OF OPPOSITION
to Proposed Rezoning and Development at Schoettler and
South Outer 40 Roads

To Whom It May Concern:

I am Mary Finkenkelter, a Chesterfield resident living at 14849 Grassmere Ct.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. My opposition is based on these potential/probable negative effects:

The loss of neighborhood and community character (single family homes all around the proposed site).

A decrease in the market value of my home.

Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.

The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Other:

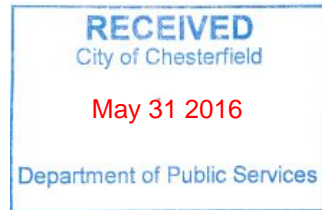
Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Mary Finkenkelter

Phone: 817-845-0761

Please complete 1 form for each adult member in your household.
(Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Kevin L. Roy, a Chesterfield resident living at 1869 Oxborough Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

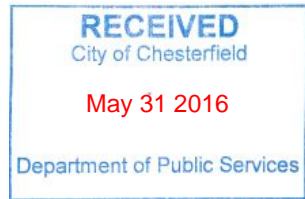
- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Kevin L Roy

Phone: 315-518-6716



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Mary E. Roy, a Chesterfield resident living at 1869 Oxborough Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Mary E. Roy

Phone: 314-922-3225

Jessica Henry

From: Guy Tilman
Sent: Tuesday, May 31, 2016 9:52 AM
To: Margaret Schmidt
Cc: Jessica Henry
Subject: Re: Opposition to Rezoning of Schoettler Rd at South Outer 40

Thank you for your email Margaret. It is important for us to hear from you and I appreciate you taking the time to let us know your feelings about the proposed project. I am copying Jessica Henry, the City Planner assigned to the project, so she can include your email as part of the public record regarding this project.

Best Regards,

Guy Tilman
Sent from my iPad

On May 30, 2016, at 12:09 PM, Margaret Schmidt <madameschmidt@gmail.com> wrote:

My husband and I have been Chesterfield residents for 35 years – before the City of Chesterfield even existed. We live in the Chesterfield Trails subdivision. The only way in or out of our subdivision is via Schoettler Road, so anything that impacts traffic on Schoettler Road impacts us directly.

Schoettler Road ends at South Outer 40. The Schoettler Road approach to that intersection is hilly and tortuous, and a real traffic hazard. My husband has been rear-ended there, because traffic heading northwesterly on Schoettler does not get an adequate warning of conditions at the intersection. Adding traffic either to Schoettler or to South Outer 40 will only increase the hazard, by increasing this area of blind traffic back-up

Adding 280 high-density housing units at this location would be extremely unwise. The only proposed ingress and egress to the proposed development is from South Outer 40, which is a one-way eastbound road. Such an entrance would force residents of the complex to make a substantial detour under any circumstances, and most likely would substantially increase traffic on Schoettler. If an attempt to solve the problem were to be made by returning South Outer 40 to two-way traffic, the existing on-ramp to Hwy 40 would have to be removed, forcing eastbound through traffic to use Rte. 141, which is another bottleneck.

There are more reasons to oppose the proposed project:

- the possible re-zoning for high-density housing of large acreage parcels along Schoettler Road
- the possible erection of an ugly sound wall along south outer 40
- the loss of the character of the community
- possible decreases in the market values of our homes
- possible decrease in the safety and security of our neighborhoods
- destruction of green space
- loss of animal habitat, and more.

However, the traffic issue is potentially life-or-death.

Please do not support this unwise proposal.

Very truly yours,

Margaret Schmidt

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

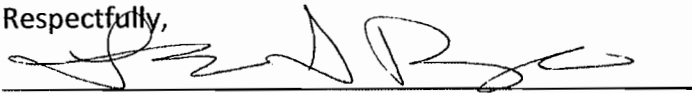
I am Faraby Reis, a Chesterfield resident living at 14636 Chesterton Trails. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

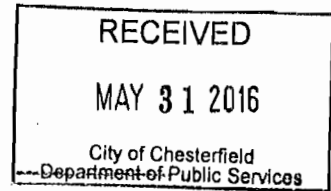
- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 314 713 3987



Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

May 31 2016

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Vitaly GIPKIN, a Chesterfield resident living at 15306 Country Ridge Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 636 519 9166

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Rickey L. Martin, a Chesterfield resident living at 14603 Big Timber Lane, Chesterfield, Missouri 63017 (part of Chesterfield Trails subdivision). I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

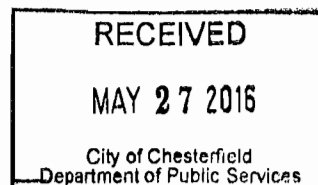
- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- The potential for destruction of habitat of endangered species on the US Fish and Wildlife endangered species list.
- The likely creation of overcrowding in Shenandoah Elementary School and the Parkway Central Middle and High Schools causing deterioration in the quality of education and necessitating increased property tax to accommodate the influx of students.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Rickey L. Martin

Phone: 636-532-9294



Jessica Henry

From: Reg <RDVarga@charter.net>
Sent: Tuesday, May 31, 2016 10:49 AM
To: Jessica Henry; Bob Nation; Barry Flachsbart; Barbara McGuinness; Bridget Nations; Guy Tilman; Dan Hurt; Randy Logan; Tom DeCampi; Bruce DeGroot; sue.allen@house.mo.gov; Karen.roach@senate.mo.gov
Cc: vargamom9@charter.net
Subject: Letter of Opposition to Rezoning Schoettler and South Outer 40-64 Area

LETTER OF OPPOSITION
To Proposed Rezoning and Development at Schoettler and South Outer 40-64

Chesterfield Government:

My name is Reginald Varga I'm a Chesterfield Resident living at 1458 Asterwood Ct. I'm writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40-64.

I've resided in Chesterfield for 30 years and this area was zoned clearly for single family housing which was a major reason for selecting Chesterfield as my home. This proposed rezoning has numerous issues which alters the desirability of Chesterfield as a home.

While I will not enumerate all of the issues which this rezoning will create, I'd like to focus on the two main areas of opposition, neighborhood impacts and increased traffic congestion.

Neighborhood impacts of mixing single-family housing and multi-family housing are of the utmost concern. This issue is well documented in the social issues it results in and typically results in reduced market value of my home as well.

Increased traffic congestion as the result of adding potentially 400 cars to an already dangerous situation on both Shoettler as well as South Outer 40 is not in the best interests of this community. Moving the access to further down 40-64 is just moving the bottle neck further down 40-64 and ultimately increasing the bottle neck at the Schoettler entrance to 40-64. In addition evening traffic will be further exasperated as everyone will use South Outer 40-64 for their return.

Chesterfield was originally zoned for single family residents its purpose was to provide a wholesome community we could all be proud of calling home. Mixing existing single- family with multi-family units is clearly not what our community asked for. Too many issues remain unresolved. Clearly developers may see a financial advantage yet it's at the expense of the citizens of Chesterfield.

Fundamentally I see no advantages to adding this development and I strongly oppose a rezoning which clearly is not in the best interest to our community.

Respectfully,

Reg Varga

May 31 2016

REZONING SCHOETTLER/OUTER40-I 64

I am a Chesterfield resident since before it was incorporated. The reason I moved here was to get away from traffic in the Ballwin/Manchester corridor. I also liked the concept of a community of homeowners in single family residences. Therefore I am OPPOSED to the rezoning of this small parcel of land for the purpose of constructing an apartment complex which is opposite of both my reasons for moving here.

As envisioned the construction of this apartment complex would send every vehicle exiting this property directly past our subdivision of Royalwood. We always felt there may come a time when some type of construction would occur on this property but thought it would result in 5, 6 or perhaps 10 additional cars added to our mix. Not 300 or 400 additional cars which a development of 280 apartments would probably be.

I request and urge you to NOT approve this rezoning. Keep Chesterfield a City of Trees. Keep Chesterfield growing but put this type of development in a place close to commercial properties as is done in other

municipalities. Not in the middle of single family residences.

I attended the meeting where this subject was requested and discussed. It seemed that most of the people in favor of this proposal either knew the requesters personally or had a business connection. The integrity of the project builders was put forth as a reason to approve this rezoning, but that is not the issue here. Having a development that does not fit and having outsiders come in to help us decide that issue is all about the issue. The noise which is already horrendous would only be made more so. I don't recall one Schoettler Road resident being in favor. I don't recall many if any residents using this road to access other parts of the area as being in favor of this project. There is still a lot of open space in Chesterfield where this type of development belongs, but it is not in the middle of single family housing developments.

NORA PULLEN, a concerned resident

Environmental Chemist, St. Louis County Public health

314-680-7701 cell 636-532-4477 home

REZONING REQUEST FOR LAND AT SCHOETTLER/ OUTER 40-64.

For all of the reasons listed in several letters I have sent in the past such as dangerous traffic congestion, non-fit of proposed housing vs existing housing and subsequent decrease of home values, added noise levels and other matters of concern I "OPPOSE" this rezoning and construction of proposed apartment complex.

The reason I am asking Chesterfield Planning Commission to not rezone are the reasons listed above but also to say that Chesterfield does not need this additional tax revenue at the expense of displeasure of so many of its residents local and adjacent to this particular piece of woodland. Please consider the loss of so many old growth trees, the creation of additional rainfall runoff on such a steep hillside. The creek behind the subdivision below this hillside IS ALREADY subject to fast rising creek water and flooding during rain periods of moderate intensity and duration.

The City of Chesterfield has just received an increase in available monies by the adjustment of the sales tax distribution formula. Surely you can accede to the request of so many citizens living close to this proposed apartment complex to forego the rezoning/taxes and keep a piece of pristine woodland intact. If a construction in the future uses the existing zoning for construction of single family homes I for one would see this as a positive.

There are plenty of other places for this type of apartment complex to be built in Chesterfield.

Thank you for your consideration and hopefully agreeable decision in this matter. THOMAS B PULLEN, CITIZEN OF CHESTERFIELD.

Jessica Henry

From: Guy Tilman
Sent: Tuesday, May 31, 2016 10:02 AM
To: Linda Reid
Cc: Jessica Henry
Subject: Re: PROPOSED APARTMENT COMPLEX AT SCHOETTLER AND THE OUTER ROAD, WHERE THE CHURCH IS LOCATED

Thank you for your email Linda. It is important for us to hear from you and I appreciate you taking the time to let us know how you feel about the proposed project. I have copied Jessica Henry on this note and am asking her to include your email as part of the unlicensed record on this project.

Best Regards,

Guy Tilman

Sent from my iPad

On May 30, 2016, at 3:47 PM, Linda Reid <LindaReid@charter.net> wrote:

From: Linda Reid [<mailto:LindaReid@charter.net>]
Sent: Monday, May 30, 2016 3:41 PM
To: 'bnation@chesterfield.mo.us'
Subject: PROPOSED APARTMENT COMPLEX AT SCHOETTLER AND THE OUTER ROAD, WHERE THE CHURCH IS LOCATED

LETTER OF OPPOSITION

TO PROPOSED REZONING AND DEVELOPMENT AT SCHOETTLER AND SOUTH OUTER 40 ROAD

TO WHOM IT MAY CONCERN:

I am Linda Reid, a chesterfield resident living at 14754 chesterfield Trails Drive I am writing to express my opposition to the Proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- 1 – the loss of neighborhood and community character
- 2 – Added pressure to Parkway schools
- 3 – a decrease in the market value of my home
- 4 – Increased traffic congestion
- 5 – destruction of green space

6 – Other__Apartments in a single family community are not desirable for the reasons listed above. _____

NO! Please to multi dwelling zoning!!! _____

Most residents along schoettler road are unaware of this re zoning proposal

Please consider alternatives to the proposal that would result in fewer negatives for my family, Neighbors and community.

Respectfully,

---Linda Reid-----

Phone ---636 532 6531-----

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Bill Carey, a Chesterfield resident living at 1305 Colony Way Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully, Bill Carey
Phone: 314-878-1555

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

May 31 2016

LETTER OF OPPOSITION**to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads**

To Whom It May Concern:

I am David S. Martin, MD., a Chesterfield resident living at 14603 Big Timber Lane, Chesterfield, Missouri 63017 (part of Chesterfield Trails subdivision). I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- The potential for destruction of habitat of endangered species on the US Fish and Wildlife endangered species list.
- The likely creation of overcrowding in Shenandoah Elementary School and the Parkway Central Middle and High Schools causing deterioration in the quality of education and necessitating increased property tax to accommodate the influx of students.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 636-532-9294

Jessica Henry

From: Brenda <vargamom9@charter.net>
Sent: Tuesday, May 31, 2016 11:01 AM
To: Jessica Henry; Bob Nation; Barry Flachsbart; Barbara McGuinness; Bridget Nations; Guy Tilman; Dan Hurt; Randy Logan; Tom DeCampi; Bruce DeGroot; Sue.Allen@house.mo.gov; Karen.Roach@senate.mo.gov
Subject: Opposition to rezoning at Schoettler and I 40

Reginald & Brenda Varga

1458 Asterwood Ct.

Chesterfield, Mo

63017

Chesterfield Government

We live right off Schoettler Road. We use it every day. There is always a traffic jam at the corner you are proposing to put a 280 unit apartment complex. This has the potential of adding 400 more cars to the already dangerous intersection. The intersection is very hard to negotiate. If you are trying to get onto I40, you first see the cars that are turning onto Schoettler. They block your view of the cars that are going straight. Then you need to negotiate your spot in the cars that are entering I40. **It is a very dangerous intersection.** We do not need or want any more cars entering the mess. In the evening when everyone is returning congestion would be exasperated. Adding four hundred more cars to the congestion would be disastrous.

I am also concerned that any type of apartment would bring in undesirables and would bring down the price of our homes. Chesterfield is known for it's upscale homes, schools, and atmosphere. Apartments are not part of that theme. It brings bad views of transients, crime rates increasing, and lower prices of homes. We moved here from St. Charles to have those things. Apartments are not what we came for. I vote "NO" on any type of multi dwelling.

Respectfully,
Brenda Varga

Jessica Henry

From: Williams, Cathy <Cathy.Williams@ppslr.org>
Sent: Tuesday, May 31, 2016 11:46 AM
To: 'jhenry@chesterfield.mo.us'; 'barryf@chesterfield.mo.us';
'bmcguinness@chesterfield.mo.us'; 'bridget.nations@chesterfield.mo.us';
'gtilman@chesterfield.mo.us'; 'dhurt@chesterfield.mo.us'; 'terry.grebe@gmail.com';
'tdecampi@chesterfield.mo.us'; 'bdegroot@chesterfield.mo.us';
'Sue.Allen@house.mo.gov'; 'Karen.Roach@senate.mo.gov'
Subject: Letter of Opposition to specific development not all development in Chesterfield

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am John Williams, a Chesterfield resident living at 1914 Gatemont Drive. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road. *Has there been a traffic survey completed? Dangerous curve and no shoulders. Will the developer add curbs, turning lanes and a shoulder to the length of road to the Outer road?*
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

John Williams

Taxpayer and Voter

Phone: 636-751-1882

Jessica Henry

From: Maureen Duggan <mduggan@earthquakebrace.com>
Sent: Tuesday, May 31, 2016 12:19 PM
To: Jessica Henry
Cc: Barry Flachsbart; Barbara McGuinness; riogan@chesterfield.mo.us; Dan Hurt; Bruce DeGroot
Subject: Rezoning of Schoettler Road & South Outer 40-64

To Whom It May Concern,

I am very much against the rezoning at Schoettler and South Outer 40 Roads. We moved here 9 years ago and one of the reasons was because we fell in love with the woods behind our home. We love the quietness and the charm of Westchester Place. We do not want to see the market value of our home go down because of the building of apartments next to us.

I am very concerned about the increase in traffic. At times it is hard to get out of our subdivision because of the traffic from Logan University and others, because of the limited sight distance on Schoettler to the South caused by the hill. This could result in deadly accidents. It is already difficult to access Chesterfield Parkway and Hwy 40 and it will make it almost impossible if apartments are built there.

The trees are a natural sound barrier from Highway 40. The removal of these trees will cause considerable noise. Fifty years ago my parents built a home at 270 and Olive. There was no highway 270 at the time. Their backyard faces 270 and they planted a lot of trees as a sound barrier. It took about 30 years for these trees to grow large enough to really help. The highway is noisy enough as it is. I dread thinking of the noise if the trees are removed.

I don't think anyone who lives within 5 minutes of this area would be in favor of this proposal.

Sincerely,

Maureen Duggan

LETTER OF OPPOSITION



to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Shirlean Brunell, a Chesterfield resident living at 14620 Pine Orchard Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: Development at Claxton and Schoettler Rds has not included the residents who live here and depend on Schoettler to exit either direction.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,
Shirlean Brunell

Phone: (636) 572-0421

Please complete and email or mail this message to:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Dale L. Bunnell, a Chesterfield resident living at 14620 Pine Orchard Ct.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,
Dale L. Bunnell

Phone: (636) 532-8421

Please complete and email or mail this message to:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

MAY 31 2016
City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Patsy D. Williams, a Chesterfield resident living at 1511 Woodcroyal West Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: erosion of property behind my house with the additional run off added to the creek.
- Increase in crime and other problems by non-property owners.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Patsy D. Williams

Phone: 636.532.8348

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION



to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am JAMES WILLIAMS, a Chesterfield resident living at 1511 WOODROYAL W. DR.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 636-532-8348

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

To Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Chris Reis, a Chesterfield resident living at 14636

Wendover Trail. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community

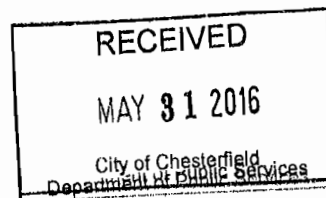
Respectfully,

Chris Reis

Phone: 513 734 1313

Please complete T form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



Jessica Henry

From: Sandra Livergood <salivergood@icloud.com>
Sent: Tuesday, May 31, 2016 4:06 PM
To: Jessica Henry; Bob Nation; sue.Allen@house.mo.gov
Subject: Schoettler Road resounding

To Whom it may concern,

I am, Sandra Livergood, a Chesterfield resident living at 14815 Pleasant Ridge Ct. [Chesterfield MO, 63017](#). I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 Road. My opposition is based on the these probable negative effects:

- The loss of neighborhood and community character
- Increased traffic congestion
- The destruction of green space and mature trees

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Sandra Livergood

--

Sent from my iPad

Jessica Henry

From: Dawn Bredenkoetter <dawn.grainger@gmail.com>
Sent: Tuesday, May 31, 2016 3:13 PM
To: Jessica Henry
Subject: LETTER OF OPPOSITION

To Whom It May Concern:

I am Dawn Bredenkoetter, a Chesterfield resident living at 1912 Dovercliff Court. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Dawn Bredenkoetter

314-374-0996

Jessica Henry

From: PETTY, MORGAN [AG/1000] <morgan.petty@monsanto.com>
Sent: Tuesday, May 31, 2016 2:51 PM
To: Jessica Henry
Subject: Schoettler Road Apartment Development

Dear Ms. Henry,

I am writing to express my strong opposition to the rezoning for a proposed development of a 280 unit apartment complex at Schoettler Road and Outer 40.

I located to Chesterfield two years ago and purchased a home off Schoettler (1457 Asterwood Ct, to be precise). I selected this area based in large part on the desirable character of the neighborhood, with many large lots and single family homes.

This proposed development would be very detrimental for this area for a variety of reasons:

- Increased traffic and noise
- Reduced green space
- More transient population
- More demand on the Shenandoah Valley School

Please vote to oppose the proposed rezoning so that we can preserve the desirable character of our area.

Thank you,
Morgan Petty

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.

Jessica Henry

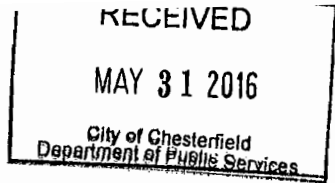
From: Betsy Breckenridge <bsb1255@aol.com>
Sent: Tuesday, May 31, 2016 2:44 PM
To: Jessica Henry
Subject: Project at Schoettler and South Outer 40 Road

I am recovering from spine surgery and was not able to be at last week's meeting concerning the development at Schoettler and the Outer Road. We have lived off of Schoettler for 32 years and have seen several subdivisions built in addition to the expansion of Logan. My concern is not about building on the site, it's about the type of housing. Just a few hundred yards from there is a huge complex of apartments, Schoettler Village. The traffic is extremely heavy at the intersection of the Parkway and Schoettler Valley at peak times not to mention the fact that family after family move in and out of the complex constantly. We do not to add any more transient activity to our area. We suffered a great deal during the housing debacle several years ago and are just recently starting to see a rebound. Adding apartments to the intersection will decrease our values once again. I have no problem with condos similar to the ones at the outer road and Schoettler or luxury homes, but apartments are not appropriate for our area.

Please listen to what the citizens in the area are asking and help us to deny the building of this complex. Thank you.

Betsy Breckenridge

Sent from my iPad



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Mark Smith, a Chesterfield resident living at 1326 Cherry Glen Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: I am extremely concerned about the impact upon our neighborhood & community

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

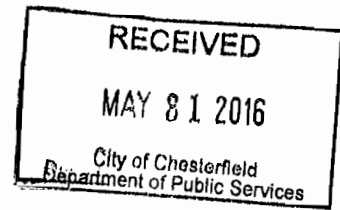
Respectfully,
W Smith

Phone: (314) 420-8057

Please contact me with any questions about my opposition

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



May 31, 2016

Ms. Jessica Henry
Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Dear Ms. Henry,

In August of 2015, my husband and I moved to Chesterfield from Ballwin. After 10 years in Ballwin we moved to get away from the City's random zoning and poor management. Our property values were stagnant and the way the City spent money was concerning. I fear a new apartment complex at the corner of Schoettler and South Outer 40 will leave us in the same situation we just left. I am deeply disappointed. Please stop the proposed development.

Sincerely,

A handwritten signature in cursive script that reads "Denise Smith".

Denise Smith

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Denise Smith, a Chesterfield resident living at 1326 Cherry Glen Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Denise Smith

Phone: 314-288-5479

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

MAY 31 2016

City of Chesterfield
Department of Public ServicesLETTER OF OPPOSITIONto Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am James Nunn, a Chesterfield resident living at 14866 Sycamore Manor. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: Too much traffic on Schoettler

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

James R. NunnPhone: 636-530-1146

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

RECEIVED

MAY 31 2016

City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Rene Bouchard, a Chesterfield resident living at 14866 Sycamore Manor Drive. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road. !!!
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64. !!!
- Other: already too much traffic on Schoettler & I do not want to see Schoettler widened!

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

RMBouchard

Phone: 636 530 1146

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

RECEIVED
MAY 31 2016
City of Chesterfield
Department of Public Services

To Whom It May Concern:

I am Kristin Drennan, a Chesterfield resident living at

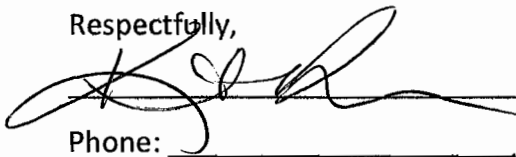
14728 Chesterfield Trails Drive I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



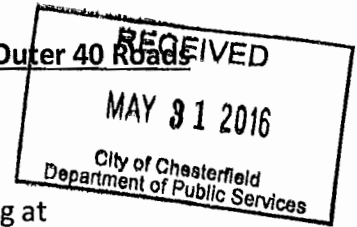
Phone: _____

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads



To Whom It May Concern:

I am Jason Drennan, a Chesterfield resident living at

14728 Chesterfield Trails Drive I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

A handwritten signature in black ink, appearing to read "Jason Drennan", written over a horizontal line.

Phone: _____

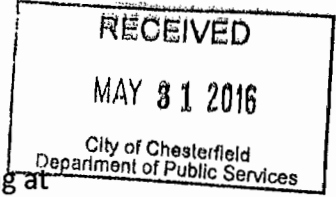
Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:



I am UNA M. AMEND, a Chesterfield resident living at 14635 Big Timber Lane. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees

Other: A dense apartment building on this site it will be a negative in every way for us who are homeowners in the area

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Una M. Amend

Phone: 636-537-3168

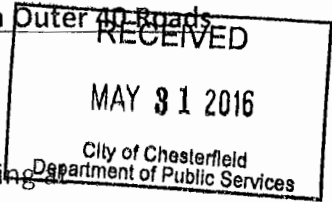
Please complete and email or mail this message to:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

To: Jessica Henry

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads



To Whom It May Concern:

I am John E. Haley, a Chesterfield resident living at 14650 Chesterfield Trails Dr.

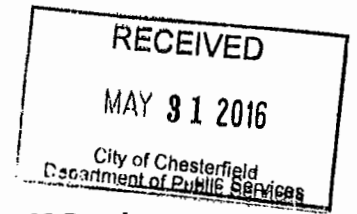
I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: Schoettler to Clayton Rd. Traffic Increase

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,
John E. Haley
Phone: 636-778-1165



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

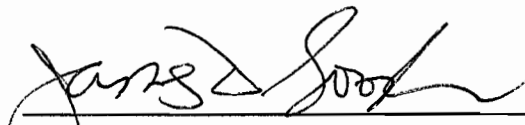
I am JIM GOODWIN, a Chesterfield resident living at 14606 BIG TIMBER LN. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

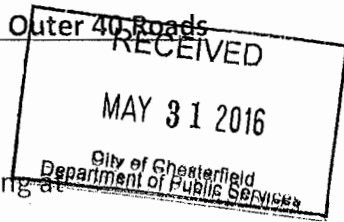
Respectfully,



Phone: 314-680-8251

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads



To Whom It May Concern:

I am Sandra M. Haley, a Chesterfield resident living at 14650 Chesterfield Trails Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Sandra M. Haley

Phone: 636-778-1165

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

RECEIVED
MAY 31 2016
City of Chesterfield
Department of Public Services

To Whom It May Concern:

I am Corinne Izsak Gale, a Chesterfield resident living at

14632 Fairfield Farm Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road. *Schoettler all by itself is dangerous. Speed limit too high for the amount of traffic. Too many users already.*
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: *This type of development is the opposite reason I choose to purchase my home in Chesterfield (in 2015).*

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

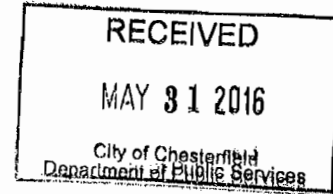
Corinne Izsak Gale

Phone: 616.591.3150

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

May 12th, 2016



City of Chesterfield

690 Chesterfield Parkway West

Chesterfield, MO 63017

CC: Bridget Nations, Guy Tilman

RE: Ward Two – 40 West Luxury Living

To whom it may concern:

This letter represents my opposition to the change of zoning to R-6 for new multi-family development at Haybarn Lane and Schoettler Road. This change would make way for the '40 West Luxury Living' project that is currently under review. As a resident of Scarborough West neighborhood located off Schoettler Road; the below list represents only a fraction of my concerns.

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

Please stop this!

Sincerely,

Steve + Kim Wimmer

Scarborough West Resident

LETTER OF OPPOSITION

RECEIVED
MAY 31 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Megan Duggan-White, a Chesterfield resident living at 1318 Colony Way Ct.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Megan Duggan-White

Phone: 636-778-0515

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

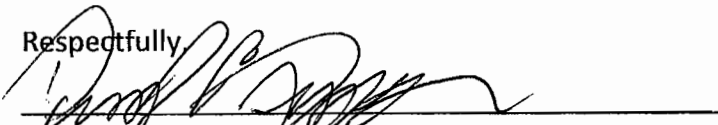
I am DANIEL C. OUGGAN, a Chesterfield resident living at 1318 COLONY WAY CT.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

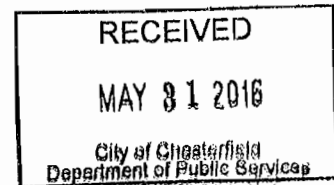
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- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully

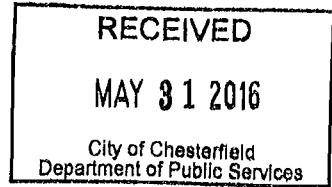


Phone: 636-778-0515



Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



May 30, 2016

To Whom It May Concern,

I am very much against the rezoning at Schoettler and South Outer 40 Roads. We moved here 9 years ago and one of the reasons was because we fell in love with the woods behind our home. We love the quietness and the charm of Westchester Place. We do not want to see the market value of our home go down because of the building of apartments next to us.

I am very concerned about the increase in traffic. At times it is hard to get out of our subdivision because of the traffic from Logan University and others, because of the limited sight distance on Schoettler to the South caused by the hill. This could result in deadly accidents. It is already difficult to access Chesterfield Parkway and Hwy 40 and it will make it almost impossible if apartments are built there.

The trees are a natural sound barrier from Highway 40. The removal of these trees will cause considerable noise. Fifty years ago my parents built a home at 270 and Olive. There was no highway 270 at the time. Their backyard faces 270 and they planted a lot of trees as a sound barrier. It took about 30 years for these trees to grow large enough to really help. The highway is noisy enough as it is. I dread thinking of the noise if the trees are removed.

I don't think anyone who lives within 5 minutes of this area would be in favor of this proposal.

Sincerely,

Marcus Duggan
1318 Colony Way Ct

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Paul W. Emmitt, a Chesterfield resident living at 6 Georgetown Rd. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

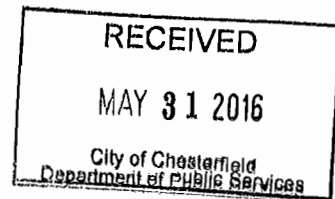
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- Other: *The construction of more apartments will drive single dwelling families from owners from living along Schoettler Rd.*

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Paul W Emmitt

Phone: 636-394 4778



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Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

05-31-16 P03:52 IN

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Sydney Emmitt a Chesterfield resident living at #6 Georgetown Rd. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

The loss of neighborhood and community character (single family homes all around the proposed site).

A decrease in the market value of my home.

Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road. *We already will have congestion at Schoettler + Clayton.*

The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

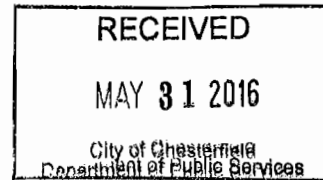
Other: *This is very important to our community and good people will leave if peace is compromised.*

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Sydney Emmitt

Phone: 636 394 4718



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Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Linda Krumrey, a Chesterfield resident living at 1482 Asterwood Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
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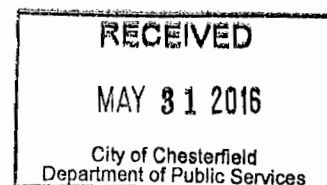
Respectfully,

Linda M. Krumrey

Phone: 636-537-0340

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Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am LAWRENCE KRUMREY a Chesterfield resident living at 1482 ASTORWOOD CT. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

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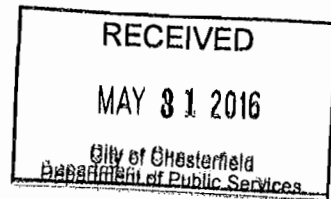
Other: ZONING WOULD TRANSITIONAL ZONING
X SKEPTICAL AFTER RECENT ZONING CHANGE SCHOETTLER AND CLAYTON

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,
[Signature]
Phone: 314 560 1666

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Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Brion Krumrey, a Chesterfield resident living at 1482 Asterwood Ct.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

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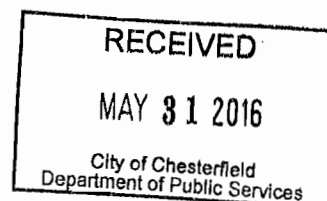
Respectfully,

Brion Krumrey

Phone: 314-560-6126

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Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Kevin Krummy, a Chesterfield resident living at 1482 Astorwood Pl. Ches. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
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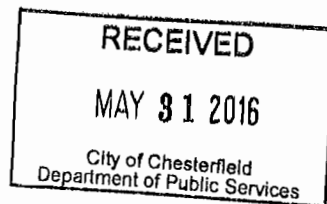
Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Kevin Krummy
Phone: 314-225-6063

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Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Karen Evans, a Chesterfield resident living at 14809 Grantley Dr.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

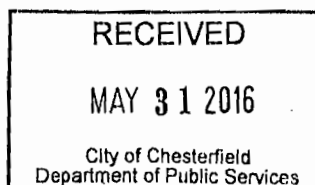
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- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Karen Evans

Phone: 636-532-9098



LETTER OF OPPOSITION

RECEIVED
MAY 31 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Megan Duggan-White, a Chesterfield resident living at 1318 Colony Way Ct.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

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- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Megan Duggan-White

Phone: 636-778-0515

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Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
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jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

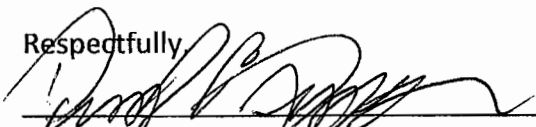
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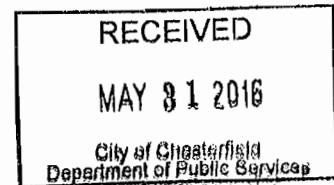
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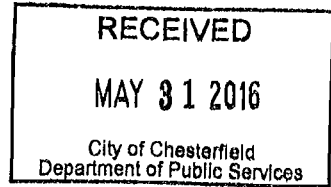


Phone: 636-778-0515



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Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



May 30, 2016

To Whom It May Concern,

I am very much against the rezoning at Schoettler and South Outer 40 Roads. We moved here 9 years ago and one of the reasons was because we fell in love with the woods behind our home. We love the quietness and the charm of Westchester Place. We do not want to see the market value of our home go down because of the building of apartments next to us.

I am very concerned about the increase in traffic. At times it is hard to get out of our subdivision because of the traffic from Logan University and others, because of the limited sight distance on Schoettler to the South caused by the hill. This could result in deadly accidents. It is already difficult to access Chesterfield Parkway and Hwy 40 and it will make it almost impossible if apartments are built there.

The trees are a natural sound barrier from Highway 40. The removal of these trees will cause considerable noise. Fifty years ago my parents built a home at 270 and Olive. There was no highway 270 at the time. Their backyard faces 270 and they planted a lot of trees as a sound barrier. It took about 30 years for these trees to grow large enough to really help. The highway is noisy enough as it is. I dread thinking of the noise if the trees are removed.

I don't think anyone who lives within 5 minutes of this area would be in favor of this proposal.

Sincerely,

Marcus Duggan
1318 Colony Way Ct

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Paul W. Emmitt, a Chesterfield resident living at 6 Georgetown Rd. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

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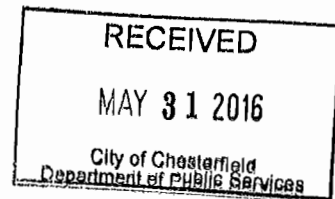
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Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Paul W Emmitt

Phone: 636-394 4778



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05-31-16 P03:52 IN

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Sydney Emmitt a Chesterfield resident living at #6 Georgetown Rd. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

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A decrease in the market value of my home.

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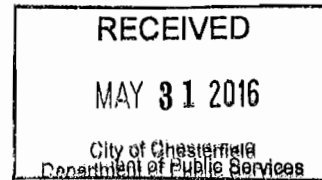
Other: *This is very important to our community and good people will leave if peace is compromised.*

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Sydney Emmitt

Phone: 636 394 4718



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City of Chesterfield
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Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Linda Krumrey, a Chesterfield resident living at
1482 Asterwood Ct. I am writing to express my opposition to the proposed
rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

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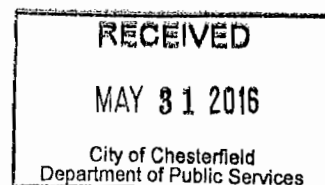
Respectfully,

Linda M. Krumrey

Phone: 636-537-0340

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Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am LAWRENCE KRUMREY a Chesterfield resident living at 1482 ASTERWOOD CT. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

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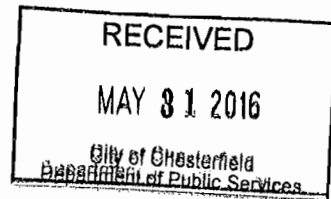
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[Signature]

Phone: 314 560 1666

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jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

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To Whom It May Concern:

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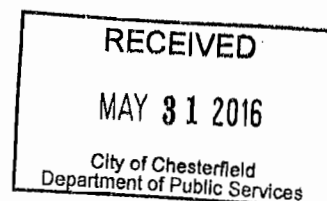
Respectfully,

Brion Krumrey

Phone: 314-560-6126

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Planning and Development Services Division
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Chesterfield, MO 63017
jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Kevin Krummy, a Chesterfield resident living at 1482 Astorwood Pl. Ches. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

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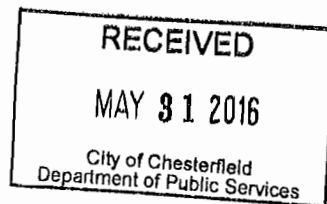
Respectfully,

Kevin Krummy

Phone: 314-225-6063

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Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



Jessica Henry

From: Robert Denison <denisonvoice@gmail.com>
Sent: Tuesday, May 31, 2016 9:14 PM
To: Jessica Henry
Subject: Schoettler and Hwy 64 proposed rezoning

To whom it may concern:

I have been a home owner in the Sycamore Manor Subdivision for more than 30 years. The subject of rezoning the corner of Schoettler and hwy 64 has come to my attention. I AM STRONGLY OPPOSED TO THE RESZONING.

Reasons against rezoning. Traffic! Schools! Character of the City and living here!

TRAFFIC I need not even go into the adverse automobile traffic conditions this proposal inevitably brings with it. Currently it can take 10 to 15 minutes in the morning to get from Schoettler onto highway 64/40 and the number of accidents and injuries that already occur there are unprecedented.

TOO MANY PEOPLE IN TOO SMALL A SPACE Consider 280 units with 1 to 4+ persons per unit. That equals from 280 to 1,000+ additional persons plus their vehicles jammed into a very small and already overburdened corner which is the only entrance to highway 64/40 for every subdivision and home off of Schoettler from the highway up to Clayton and beyond.

BURDEN ON SCHOOLS My wife and I moved our family from out of state to Chesterfield after researching school districts across the country. The Parkway School system was such a stand out we moved here. We were not disappointed. However, the quality of education our children received could never have been even achieved with large classes and overcrowding such as this rezoning will bring.

PROTECTING THE CHARACTER OF CHESTERFIELD Chesterfield's previous administrations by carefully balancing business and personal interests have brought this area from being Gumbo Flats to the City it is today with a thriving business community that also provides the style of community living which it does; beautiful single family and attached homes while maintaining a park-like atmosphere. As a result of their efforts, clarity and forward insight, Chesterfield has become one of those legendary outlying communities around the country; Bloomfield Hills near Detroit, Beverly Hills near Los Angeles where people can live, go to school and work in a beautiful environment. This is hard to create and easy to lose. This rezoning would begin to erode the efforts of these early "fathers" "!

One further potential problem is handing over such a prominent area to the care (whims) of one single owner or corporation. The incentives of such are profits. These are not the incentives of individual home owners which is necessarily reflected in the way they care for their community Yes, it is possible that the initial creators of such a complex might be fine but that is no guarantee of who the next owner may be or what they may do. THIS IS A SLIPPERY SLOPE AND VERY SHORT SIGHTED. In our country and across

the world today we increasingly see governments making decisions that do not protect and serve their people but rather protect and serve their own agendas. Hopefully that is not what we have come to in Chesterfield.

Sincerely,

Robert Denison / 14842 Sycamore Manor Dr. / Chesterfield, MO. 63017 / denisonvoice@gmail.com

--

Robert Denison
denisonvoice@gmail.com
314 348-1359

Jessica Henry

From: Barth Holohan <barth@continuumcare.com>
Sent: Tuesday, May 31, 2016 9:52 PM
To: Jessica Henry
Cc: Bob Nation; Bridget Nations; Guy Tilman
Subject: Apartment Complex

Importance: High

Dear Jessica – I am a resident of Chesterfield and live off of Schoettler in Ward 2 (14796 Sugarwood Trial Drive). This email is to express my opposition to the proposed apartment complex at 40 and Schoettler for the following reasons:

- Increased traffic
- Increased predators in the area – I have three young girls and I get alerts frequently when a sex offender moves in the area. The majority of the time they come from the apartments near the mall. This new development will increase the frequency of those with a record moving into our neighborhood
- Decrease in home value – do not fit the single family homes in the area
 - This area is not zoned for multi-dwelling
- Changes the neighborhood feel of our area

I would be happy to talk with you further about my opposition if you have time. Sincerely, Barth

Barth Holohan, MBA, MSW – President

direct: (314) 686-4450

phone: (314) 863-9912 *or* (636) 861-3336 | *fax:* (314) 863-9918

www.continuumcare.com

12882 Manchester Road, Suite 201 | St. Louis, MO 63131

Jessica Henry

From: Joseph Kemp <Joseph.Kemp@fbol.com>
Sent: Tuesday, May 31, 2016 6:43 PM
To: Jessica Henry
Subject: Rezoning at Schoettler and South Outer 40
Attachments: DefaultName.pdf

Jessica,

See attached.

This proposed rezoning needs to be looked at very carefully. Schoettler Road is already very dangerous. If the City of Chesterfield wants to do something worthwhile, side walk construction from Sugarwood Subdivision to Sycamore Manor? How about policing the speeders on this road?

The Property is unsuitable for development. Steep wooded hills. Residential neighborhood. Let's not be another Ballwin, MO. We do not need the tax dollars that bad.

Thanks,
Joseph

Joseph Kemp
Home Loan Consultant
First Bank | 14001 Manchester Road | Manchester, MO 63011
M: 314-973-6600 | O: 314-587-4737 | F: 314-264-0251
Joseph.Kemp@fbol.com | www.firstbanks.com
NMLS ID# 675499



From: Joseph Kemp
Sent: Tuesday, May 31, 2016 6:37 PM
To: Joseph Kemp
Subject: Scanned document from Joseph Kemp <Joseph.Kemp@fbol.com>

Jun 01 2016

Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

TRUSTEE OF FAIRFIELD FARM SUBDIVISION

I am Joseph A Kemp, a Chesterfield resident living at 14626 FAIRFIELD FARM DR CHESTERFIELD MO 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: TERRIBLY HILLY PROPERTY UNSUITABLE FOR APARTMENT ZONING

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Phone: 314-973-6600

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

THIS IS A VERY POOR
IDEA. I HAVE NOT HEARD
ANYTHING ABOUT IT UNTIL TODAY.
ARE YOU TRYING TO SNEAK THIS
THROUGH?

Jessica Henry

From: Mark & Janet Kammeyer <MandJKammeyer@charter.net>
Sent: Tuesday, May 31, 2016 5:01 PM
To: Dan Hurt; Randy Logan; Jessica Henry
Subject: proposed rezoning and development at Schoettler and South Outer 40 roads

Dear Ms. Henry, Mr. Hurt and Mr. Logan,

My name is Janet Kammeyer. I'm a resident of Chesterfield, ward 3, living at 14808 Long Branch Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. I am opposed to this rezoning based on the following likely negative effects:

1. Schoettler Road is already a dangerous winding road, with little or no shoulder. Adding 280 new apartment units along this road will make a bad situation even worse.
2. The intersection of Schoettler Road and South 40-64 Outer Road is already quite busy and dangerous, particularly during rush hour. The same can be said for the intersection of Schoettler Valley Drive and Chesterfield Parkway, which often feeds into the intersection in question. Adding 280 new residences at this corner will again make a bad situation even worse.
3. The destruction of green space and mature trees is causing problems all over Chesterfield, and will do the same in this case. More wildlife will be pushed out of their habitat and into the roadways. We already seem to have many accidents involving deer along Schoettler Road. This project will not help. Surrounding homes will suffer an increase in noise levels, in addition to increased traffic.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Thank you for your time and consideration.

Respectfully,

Janet W. Kammeyer
636-519-1325

Jessica Henry

From: Bridget Neichter <bneichter@gmail.com>
Sent: Wednesday, June 01, 2016 7:29 AM
To: Jessica Henry; Bridget Neichter
Subject: Schoettler Rd Opposition letters to Rezoning at Schoettler and South Outer 40
Attachments: Schoettler Rd Opposition.pdf

Hi Jessica,

First of all, NO ONE on my street and in my neighborhood knew of this so it was not handled correctly. There should have been VISIBLE signs in areas where we could easily see them. Obviously whatever was done, did not work because again, NO ONE knew about this!!

I have lived in my house (side yard directly borders Schoettler) for over 30 years and have watched Brook hill Subdivision, Seasons at Schoettler Subdivision and all the commercial being built at the top of the Rd. The traffic is so heavy already with those and other neighborhood development plus the growth of Logan college the many mornings I can not even enter Schoettler Rd to go to work because of the steady and constant traffic not letting me get out of my neighborhood. The traffic is dangerous and heavy!!! I have watched t -bone car accidents, head on accidents etc because I am right at a busy corner now.

The thought of adding 280 units and over 500 extra people daily to this road is absolutely absurd!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

There are too many neighborhoods where people need to slow down to enter and exit and the extra traffic will be dangerous and horrendous!

I just spent an extra \$4000 this year to plant pine trees to muffle the large roar of traffic.

This should NOT be approved.

NO ONE knew about this on our street so therefore whoever was in charge did a terrible job alerting us.

I completely oppose this !!

Sincerely,

Bridget Neichter Please see attached letters of opposition!
314-704-8545

--

Thank you,

Bridget Neichter

Keller Williams Realty Chesterfield

16650 Chesterfield Grove Suite 200

St. Louis, MO 63005

****Cell: 314-704-8545****

Office and Fax # 636-534-8145

bneichter@gmail.com

www.shop4greathomes.com

www.wowfactorhomestagingllc.com

If you, your friends, family or co-workers know of anyone thinking of Buying or Selling, please have them call me! It would be my pleasure to work with them too! Thank You and have a great day!

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Bridget Neuchter a Chesterfield resident living at 14653 Fairfield Farm Dr. Chesterfield, MO 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

I'm a real estate agent

- The loss of neighborhood and community character (single family homes all around the proposed site). *I lived on corner of Schoettler & Fairfield Farm for over 30 years and today spend \$4,000 planting pine trees to hide the heavy traffic*
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64
- Other: See my comments

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully, Bridget Neuchter
Phone: 314-7048545

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

*also I have witnessed head on accidents from too much traffic going into neighborhoods
Too much traffic already !!*

Jun 01 2016

LETTER OF OPPOSITIONto Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Peter Neichter, a Chesterfield resident living at 14653 Fairfield Farm Dr. Chesterfield MO 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site). Schoettler Rd used to be quiet, now too much commercial traffic at high speeds - dangerous
- A decrease in the market value of my home. Too many cars driving at high speeds
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.

- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Other: Too many deer all over road - hazardous

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Peter Neichter

Phone: 314-974-6756

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

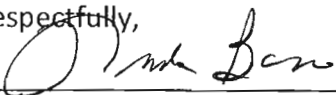
I am FRANK BOND, a Chesterfield resident living at 14618 OAK ORCHARD. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 626 537-3051

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am BONITA BONO, a Chesterfield resident living at 14618 OAK ORCHARD CT. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Bonita Bono

Phone: 636-537-3051

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Jessica Henry

From: Guy Tilman
Sent: Wednesday, June 01, 2016 1:45 PM
To: Phyllis K
Cc: Jessica Henry
Subject: Re: Schoettler Road

Thank you Phyllis for your email letting us know how you feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, so that your letter will be included as part of the public record for this project. Thank you for taking the time to let us hear from you.

Best regards,

Guy Tilman
Sent from my iPad

On May 30, 2016, at 8:15 PM, Phyllis K <volunteerphyllis32@yahoo.com> wrote:

I just heard that the plan for the corner of Schoettler & South Outer Road to Highway 40 is for an apartment complex with 280 apartments. This seems extremely excessive for that small piece of property! I would think that a new subdivision or condominium/villa complex would be fine there, but this number of apartments seems unreasonable. The traffic on Schoettler Road is already pretty awful at times. I cannot imagine how bad it would be with 400 to 500 more cars coming and going!

In addition, the extra students for the school---I would think it would be Shenandoah Valley School based on the fact that other subdivisions on that side of Schoettler go to Shenandoah. I know that the administrators will do their best to manage the extra students, but I am sure that it will stress the resources and space.

In order to protect our property values as well as sanity, I ask you to oppose this apartment plan.

Thank you for your consideration.

Phyllis J Kessler
Westfield Farm Subdivion

Jessica Henry

From: Guy Tilman
Sent: Wednesday, June 01, 2016 1:50 PM
To: Peggy Yanover
Cc: Jessica Henry
Subject: Re: Rezoning at Schoettler Road and South Outer 40

Thank you Peggy for your letter letting us know how you feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, so that your letter will be included as part of the public record for this project. I am interested in the accident statistics you have pointed out. Jessica, is there any information we can share?

Thank you again Peggy for taking the time to let us hear from you.

Best regards,

Guy Tilman

Sent from my iPad

> On May 30, 2016, at 10:19 PM, Peggy Yanover <peggyyanover@yahoo.com> wrote:

>

>

>>

>> Has anyone researched the number of accidents on the South Outer Road and Timberlake? Pay attention that most mornings as you are listening to traffic reports on the news on television or radio that many accidents throughout the year occur at this juncture. This is almost on a weekly basis. I have lived off Schoettler Road for 37 years. I know what I speak of.

>> The problem of congestion and ensuing accidents has increased by numbers that would alert us to a problem that will only be increased by further congestion that 280 units of housing will bring. All autos will be heading east onto the South Outer 40 heading once more into the South Outer Road at Timberlake. Please look at the last 10-15 years of accidents at this juncture to come to the conclusion that this project is unwarranted, unsafe and ill advised.

>> I am not a business owner in the area, nor am I a realtor, contractor, title company, or a politician, nor someone who has a financial interest or benefit from this development, so it is obvious I am not a supporter of this new proposal in Chesterfield. This will be a nightmare of a safety issue and a frustration to all residents trying to get to work, school, or appointments.

>>

>> Peggy Yanover

>> Sent from my iPad

>

Jessica Henry

From: Guy Tilman
Sent: Wednesday, June 01, 2016 2:11 PM
To: Maureen Duggan
Cc: Jessica Henry
Subject: Re: Rezoning of Schoettler Road & South Outer 40-64

Thank you Maureen for your letter letting us know how you feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, to be sure that your letter will be included as part of the public record for this project. Thank you for taking the time to let us hear from you.

Best regards,

Guy Tilman

Sent from my iPad

On May 31, 2016, at 12:47 PM, Maureen Duggan <mduggan@earthquakebrace.com> wrote:

To Whom It May Concern,

I am very much against the rezoning at Schoettler and South Outer 40 Roads. We moved here 9 years ago and one of the reasons was because we fell in love with the woods behind our home. We love the quietness and the charm of Westchester Place. We do not want to see the market value of our home go down because of the building of apartments next to us.

I am very concerned about the increase in traffic. At times it is hard to get out of our subdivision because of the traffic from Logan University and others, because of the limited sight distance on Schoettler to the South caused by the hill. This could result in deadly accidents. It is already difficult to access Chesterfield Parkway and Hwy 40 and it will make it almost impossible if apartments are built there.

The trees are a natural sound barrier from Highway 40. The removal of these trees will cause considerable noise. Fifty years ago my parents built a home at 270 and Olive. There was no highway 270 at the time. Their backyard faces 270 and they planted a lot of trees as a sound barrier. It took about 30 years for these trees to grow large enough to really help. The highway is noisy enough as it is. I dread thinking of the noise if the trees are removed.

I don't think anyone who lives within 5 minutes of this area would be in favor of this proposal.

Sincerely,

Maureen Duggan

Jessica Henry

From: Guy Tilman
Sent: Wednesday, June 01, 2016 2:13 PM
To: PETTY, MORGAN [AG/1000]
Cc: Jessica Henry
Subject: Re: Oppose rezoning for Schoettler Road Apartment Development

Thank you Morgan for your letter letting us know how you feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, so that your letter will be included as part of the public record for this project. Thank you for taking the time to let us hear from you.

Best regards,

Guy Tilman

Sent from my iPad

On May 31, 2016, at 2:52 PM, PETTY, MORGAN [AG/1000] <morgan.petty@monsanto.com> wrote:

Dear Mr. Tilman,

I am writing to express my strong opposition to the rezoning for a proposed development of a 280 unit apartment complex at Schoettler Road and Outer 40.

I located to Chesterfield two years ago and purchased a home off Schoettler (1457 Asterwood Ct, to be precise). I selected this area based in large part on the desirable character of the neighborhood, with many large lots and single family homes.

This proposed development would be very detrimental for this area for a variety of reasons:

- Increased traffic and noise
- Reduced green space
- More transient population
- More demand on the Shenandoah Valley School

Please vote to oppose the proposed rezoning so that we can preserve the desirable character of our area.

Thank you,
Morgan Petty

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.

Jessica Henry

From: Guy Tilman
Sent: Wednesday, June 01, 2016 2:33 PM
To: Susanna Reeves
Cc: Jessica Henry
Subject: Re: Schoettler Road zoning change

Thank you, Ms. Reeves, for your letter letting us know how you feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, so that your letter will be included as part of the public record for this project. Thank you for taking the time to let us hear from you.

Best regards,

Guy Tilman

Sent from my iPad

On Jun 1, 2016, at 11:22 AM, Susanna Reeves <susie.reeves75@prodigy.net> wrote:

I am a resident of Chesterfield on Grantley Drive in Westchester Place subdivision. I have joined a large action group called Preserve Schoettler, and we are very opposed to the proposed zoning change that would allow a 280 unit apartment complex to be built at the junctions of Schoettler Road and South outer 40. We plan to fight the zoning change to preserve the integrity of our neighborhoods and maintain our property values. We do not believe this project fits with the surrounding neighborhoods, or that the rezoning being proposed meets the criteria for an apartment complex. We are also concerned that the development company is relatively new and untested, which could leave them vulnerable to a bankruptcy. If that were to happen the site would then be fair game for another developer to come along and build whatever they want and there would be nothing the city could do about it. We are prepared to make our voices heard at election time should this proposal be approved.

Susie Reeves Director of Marketing Professional Media Resources 1-800-753-4251
susie.reeves75@prodigy.net

LETTER OF OPPOSITION

RECEIVED
JUN - 1 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Aaron Klasing, a Chesterfield resident living at 14809 Sycamore Manor Ct. ⁶³⁰¹⁷. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

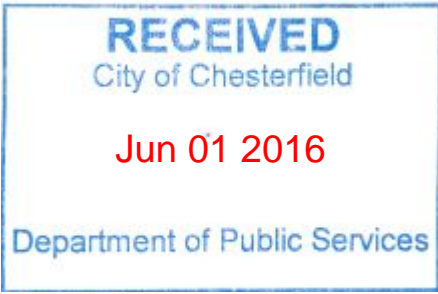
Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully, 

Phone: (954) 803-9343

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Phone: _____
_____ @ yahoo.com
Respectfully,

neighbors and community.

Please consider alternatives to the proposal that would result in fewer negatives for my family,

- Other: _____
- The loss of neighborhood and community character (single family homes all around the proposed site).
 - A decrease in the market value of my home.
 - Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
 - The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

My opposition is based on these potential/probable negative effects:

rezoning and development of property at Schoettler and South Outer 40 roads.

I am Carolyn Orsini Kue, a Chesterfield resident living at 162 Starbucke Manor Dr I am writing to express my opposition to the proposed

To Whom It May Concern:

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

LETTER OF OPPOSITION

Jessica Henry

From: Ray Bosenbecker <rbosenbeck@aol.com>
Sent: Wednesday, June 01, 2016 9:29 PM
To: Jessica Henry; Bob Nation; Sue.Allen@house.mo.gov; Dan Hurt; Randy Logan; Barry Flachsbart; Barbara McGuinness; Karen.Roach@senate.mo.gov; Bridget Nations; Guy Tilman; Guy Tilman; Tom DeCampi; Bruce DeGroot
Cc: mam636@gmail.com
Subject: Oppose Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

LETTER OF OPPOSITION

To Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Ray Bosenbecker a Chesterfield resident living in Scarborough West at 1920 Lanchester Court. My wife and I have lived in Chesterfield for 26 years and raised our four children here. I attended and spoke at the zoning meeting last week because I am proud of our neighborhood and community just the way it has been zoned. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

At the zoning meeting the speakers for the project implied a lack of short term housing in Chesterfield. After the meeting I drove around the area and observed many apartment complexes within a few miles of Schoettler and Hwy 40. A few of them are: Village Green (operated by Mills Properties), Hunters Glenn, Willowbend and Schoettler Village; you may have already reviewed them. In addition, there are many fine hotels, inns and suites nearby to accommodate short and long term visitors.

My opposition to the re zoning is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- Transient Neighbors who may not be interested in maintaining the character and integrity of the neighborhood.
- A decrease in the market value of my home and the homes in the surrounding area. This would also reduce property taxes from this area.
- Increased traffic congestion which adds to an already dangerous situation on Schoettler Road & South 40-64 Outer Road.

- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Ray Bosenbecker

Home Phone: 636-394-1983

Mobile Phone: 313-503-4359

Sent from [Mail](#) for Windows 10

RECEIVED
JUN - 2 2016
City of Chesterfield
Department of Public Services



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am LOIS GAIL BIGGS, a Chesterfield resident living at
14494 BRITANIA DR. CHESTERFIELD, MO. 63017.
(SCARBOROUGH SUBDIVISION)

As part of the PRESERVE SCHOETTLER group, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64 and causing accidents.
- This type of apartment complex does not fit into the single family neighborhood surrounding it.
- Once the property is rezoned to R6, a different developer could come in and change the building to many various types of structures.
- Other: _____

Please consider alternatives to build at this site that would not require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,

Lois Gail Biggs
Phone: 636-394-4502

RECEIVED
JUN - 2 2016
City of Chesterfield
Department of Public Services



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am MICHAEL S. BIGGS, a Chesterfield resident living at
14494 BRITANIA DR. CHESTERFIELD, MO. 63017
(SCARBOROUGH SUBDIVISION)

As part of the PRESERVE SCHOETTLER group, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64 and causing accidents.
- This type of apartment complex does not fit into the single family neighborhood surrounding it.
- Once the property is rezoned to R6, a different developer could come in and change the building to many various types of structures.
- Other: _____

Please consider alternatives to build at this site that would not require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully

Michael S. Biggs

Phone: 636-394-4502

Jessica Henry

From: Bob Nation
Sent: Thursday, June 02, 2016 9:48 AM
To: Pete Von Minden
Cc: Jessica Henry; cityofficials
Subject: Re: Proposed zoning change at US 64 and Schoettler Rd

Mr. Von Minden,

In my reply to you I am forwarding to the planner Jessica Henry as well as our council members. We have received an overwhelming number of letters in opposition and I would encourage you to follow and learn more about the process. I believe if you are able to do this, you will get some answers to your questions. Thank you for your interest and participation.

Best Regards,

Bob Nation
Mayor - City of Chesterfield
314 249-8725

> On Jun 2, 2016, at 9:28 AM, Pete Von Minden <petevm@aol.com> wrote:

>

> Mayor Nations

> We live in Brookhill Estates off Schoettler Rd and would like to express our opposition to the proposed zoning change from single family to multi apartments at Schoettler and US 64. We have heard that the entrance to the apartment complex will be off the outer road and only an emergency exit will be available to Schoettler. Yesterday we took a ride on the outer road to where the entrance to the apartments would be located and soon realized how impracticable that proposal would be. The only way apartment dwellers could go to even a grocery store for example would be to exit on a one way outer road all the way down to the outer road to Hy 141 to Schnucks at Clayton and Hy 141. The question I raise is how long will it take for the apartment dwellers to demand that the entrance to Schoettler be opened to all traffic so they can travel to Clayton Rd and all points north? Schoettler Rd is not capable of handling this additional traffic as evidenced by the existing accident rate at Clayton and Schoettler.

> My big concern is the apparent rush to a zoning change even though Chesterfield officials are aware of the level of opposition. Is the zoning commission willing to guarantee to the Chesterfield public that the entrance to Schoettler Rd will never be opened for daily use? Does the zoning commission work to represent the best interests of the citizens of Chesterfield or to enhance the tax base of the city? How does a project of this size get so far down the approval path with millions spent on plans and studies without public awareness?

> Please step back and consider the concerns express in this letter and others and hold a meeting where adequate time is allotted to the opposition to this zoning change. Where questions can be raised and addressed to calm the concerns of your citizens.

> Pete Von Minden

> Kathy Von Minden

> 2163 White Lane Dr.

> Chesterfield MO.

Jessica Henry

From: Pete Von Minden <petevm@aol.com>
Sent: Thursday, June 02, 2016 9:12 AM
To: Jessica Henry
Subject: Zoning change from single family to multi.

Ms Henry

I live in Brookhill Estates off Schoettler Rd and would like to express my opposition to the proposed zoning change from single family to multi apartments at Schoettler and US 64. I have heard that the entrance to the apartment complex will be off the outer road and only an emergency exit will be available to Schoettler. Yesterday I took a ride on the outer road to where the entrance to the apartments would be located and soon realized how impracticable that proposal would be. The only way apartment dwellers could go to a grocery store for example would be to exit on a one way outer road all the way down to the outer road to Hy 141 to Schnucks at Clayton and Hy 141. The question I raise is how long will it take for the apartment dwellers to demand that the entrance to Schoettler be opened to all traffic so they can travel to Clayton Rd and all points north? Schoettler Rd is not capable of handling this additional traffic as evidenced by the existing accident rate at Clayton and Schoettler.

My big concern is the apparent rush to a zoning change even though you are aware of the level of opposition. Is the zoning commission willing to guarantee to the Chesterfield public that the entrance to Schoettler Rd will never be opened for daily use? Does the zoning commission work to represent the best interests of the citizens of Chesterfield or to enhance the tax base of the city? How does a project of this size get so far down the approval path with millions spent on plans and studies without public awareness?

Please step back and consider the concerns express in this letter and others and hold another meeting where adequate time is allotted to the opposition to this zoning change. Where questions can be raised and addressed to calm the concerns of your citizens.

Pete Von Minden
Kathy Von Minden
2163 White Lane Dr.
Chesterfield MO.

Jessica Henry

From: Marsha Boedeker <marshboe@hotmail.com>
Sent: Thursday, June 02, 2016 10:42 AM
To: Jessica Henry; Bob Nation; Dan Hurt; Randy Logan; Sue.Allen@house.mo.gov;
Karen.Roach@senate.mo.gov
Subject: Zoning change for purposed apartment development

Please, please reconsider the zoning change. As with the development of the other end of Schoettler, my husband and i feel we little people have no voice. A huge apartment complex is not suitable for the neighborhood. We don't know what is driving this change. in the case of the our State Rep i can only imagine political favors. Its just sad.

Bob And Marsha Boedeker
3 Geogetown RD
Chesterfield, MO 63017

Jessica Henry

From: Bridget Neichter <bneichter@gmail.com>
Sent: Thursday, June 02, 2016 12:09 PM
To: Robert Atchison; Jessica Henry; Bob Nation; Bridget Nations; Guy Tilman; Barbara McGuinness; Barry Flachsbart; Dan Hurt; Randy Logan; Tom DeCampi; Bruce DeGroot; sueallen@house.mo.gov; karen.roach@senate.mo.gov; Bridget Neichter
Subject: Schoettler Rd Chesterfield, MO Preservation Needs Attention ASAP

Hello All,

I am a concerned neighbor worried about the proposed rezoning and development at Schoettler and South Outer 40 Roads to add a large apartment complex with 280 units at the end of our residential street.

Please read below and thank you for your time and consideration!

Thank you Bob Atchinson for bringing this to my attention!!

I walked my neighborhood several days ago telling everyone about this and no one I spoke to knew about it. I gave them a copy of the info you shared with me and/or put a copy in their mailbox if I did not talk to them.

I joined the Preserve Schoettler group. If there is a meeting again, I would like to go.

Since I have lived on the corner of Schoettler Rd and Fairfield Farm for over 30 years, I have watched many of these neighborhoods being built including Brook Hill and Seasons at Schoettler and more, plus the growth of Logan College which brings tons of traffic and the recent additional commercial businesses too. I have witnessed many accidents on my corner as Brook Hill has hundreds of homes and

many teenage drivers pulling in and out of there. Many times, the cars are going so fast that if drivers do not give enough notice that they are turning there, accidents happen at high speeds. I have watched many scary accidents and an SUV

full of kids get t-boned and the big truck full of kids got hit so hard it rolled. There is already too much traffic and 500 more people should not be driving on this road. It should not become a thoroughfare. The commercial companies like CVS, Target and that whole Town and Country Crossings plus the Circle 7 shopping center have added lots of traffic too. The commercial people are making money at our quality of life expense! Every year I budget for planting more pine trees (the day you came to my house I was having \$4,000 worth planted). I work several jobs and I really should not have to keep protecting my privacy so much on an ongoing program. The noise level gets horrendous and it is only going to get worse. **There are days I can not even get out of my neighborhood because of the steady stream of fast going cars.**

There is a deer crossing sign at our intersection too because of the many herds of deer that frequent this intersection.

Sorry to go on and on, but after 30 years, I have seen a lot of good and a lot of bad happen to this area.

Thank you for everyone's efforts!

Sincerely,

Bridget Neichter 14653 Fairfield Farm Dr

[314-704-8545](tel:314-704-8545)

--

Thank you,

Bridget Neichter

Keller Williams Realty Chesterfield

16650 Chesterfield Grove Suite 200

St. Louis, MO 63005

****Cell: 314-704-8545****

Office and Fax # 636-534-8145

bneichter@gmail.com

www.shop4greathomes.com

www.wowfactorhomestagingllc.com

If you, your friends, family or co-workers know of anyone thinking of Buying or Selling, please have them call me! It would be my pleasure to work with them too! Thank You and have a great day!

Jessica Henry

From: Guy Tilman
Sent: Thursday, June 02, 2016 11:19 AM
To: Pete Von Minden
Cc: Jessica Henry
Subject: Re: Proposed zoning change at Schoettler and US 64

Thank you, Pete and Kathy, for your letter letting us know how you feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, so that your letter will be included as part of the public record for this project.

Thank you for taking the time to let us hear from you.

Best regards,

Guy Tilman

Sent from my iPad

> On Jun 2, 2016, at 9:25 AM, Pete Von Minden <petevm@aol.com> wrote:

>

> Ms. Nations & Mr. Tilman

> We live in Brookhill Estates off Schoettler Rd and would like to express our opposition to the proposed zoning change from single family to multi apartments at Schoettler and US 64. We have heard that the entrance to the apartment complex will be off the outer road and only an emergency exit will be available to Schoettler. Yesterday we took a ride on the outer road to where the entrance to the apartments would be located and soon realized how impracticable that proposal would be. The only way apartment dwellers could go to even a grocery store for example would be to exit on a one way outer road all the way down to the outer road to Hy 141 to Schnucks at Clayton and Hy 141. The question I raise is how long will it take for the apartment dwellers to demand that the entrance to Schoettler be opened to all traffic so they can travel to Clayton Rd and all points north? Schoettler Rd is not capable of handling this additional traffic as evidenced by the existing accident rate at Clayton and Schoettler.

> My big concern is the apparent rush to a zoning change even though Chesterfield officials are aware of the level of opposition. Is the zoning commission willing to guarantee to the Chesterfield public that the entrance to Schoettler Rd will never be opened for daily use? Does the zoning commission work to represent the best interests of the citizens of Chesterfield or to enhance the tax base of the city? How does a project of this size get so far down the approval path with millions spent on plans and studies without public awareness?

> Please step back and consider the concerns express in this letter and others and hold a meeting where adequate time is allotted to the opposition to this zoning change. Where questions can be raised and addressed to calm the concerns of your citizens.

> Pete Von Minden

> Kathy Von Minden

> 2163 White Lane Dr.

> Chesterfield MO.

Jessica Henry

From: Guy Tilman
Sent: Thursday, June 02, 2016 11:14 AM
To: popswill@aol.com
Cc: Jessica Henry
Subject: Re: Opposition to Proposed Development at South Outer 40 and Schoettler Road

Thank you Patsy for your letter letting us know how you feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, so that your letter will be included as part of the public record for this project. Thank you for taking the time to let us hear from you.

Best regards,

Guy Tilman

Sent from my iPad

On Jun 1, 2016, at 8:38 PM, "popswill@aol.com" <popswill@aol.com> wrote:

I am a resident in the Royalwood Subdivision, 1511 Woodroyal West Drive, and I am writing you to express my opposition to the zoning and multi-dwelling development of property at South Outer 40 and Schoettler roads.

The homes surrounding the area in question are privately owned, single family structures. If this development is approved, we will lose much of the character of our community. Ownership usually brings with it a sense of "caring" and stability that "renting and leasing" does not.

Traffic on the South Outer 40 is already problematic at times (you need only ask our police department) and this proposed development will only add to the problem.

In addition to other things, the two concerns above will decrease the value of our homes, or at the very minimum, significantly slow the rise in value.

One of the significant treasures of the area that this proposal would destroy is the loss of green space and nature that residents, including our children, enjoy.

Finally, I ask you, how would you feel if this or a similar development were proposed in your neighborhood of single family homes?

Please consider alternatives that would result a neighborhood and community that attracted long term residents to this area.

Sincerely,

Patsy D. Williams
636.532.8348

Jessica Henry

From: Garry Orf <garryorf@yahoo.com>
Sent: Thursday, June 02, 2016 1:40 PM
To: Jessica Henry
Subject: proposed rezoning at Schoettler

Jessica,

We live at 1317 Colony Way Ct, directly behind the proposed site for an apartment complex in Chesterfield. As part of the Preserve Schoettler group, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

I have several concerns about building an apartment complex basically on the corner of Schoettler and the highway.

1) Currently, traffic on Schoettler road is increasing on a daily basis and with the amount of land that is for sale near Logan College it will continue to do so. I live off Grantley and the only way to make a left turn into my subdivision at the moment is to move into on-coming traffic to see around the other car trying to make a left turn into the subdivision across the street. If this is the type of traffic help we can expect while adding an additional 500 cars moving in and out of Schoettler road we can expect accidents to tie up our traffic pattern daily.

2) We have already had one car totaled by a deer and by removing all the green space that these animals have left will certainly drive these animals out onto the roads in record numbers causing more trouble than they already do currently.

3) The Parkway School District is already suffering at the hands of a school board interfering with teachers who want to teach. Chesterfield needs to understand that building an apartment complex rather than housing conducive to families (single family homes) the school district will no longer have any students (or parents voting for tax/bond issues) to support it's schools. It will become more difficult to sell the homes in our neighborhood without a school to support them.

4) The traffic noise from the highway is already loud enough, taking away our only barrier, the trees, will result in another negative for home resale. Not to mention, who will want to rent a "luxury" apartment that will bear the brunt of the traffic noise once those trees are cut down.

Please consider alternatives to build at this site that would not require rezoning and would not result in so many negatives for my family, neighbors, and community.

Respectfully,

Garry and Pat Orf
1317 Colony Way Ct
Chesterfield, MO 63017
314-306-3288

Jessica Henry

From: Ann Bugg <annwbugg@gmail.com>
Sent: Thursday, June 02, 2016 2:21 PM
To: Jessica Henry
Subject: Vote against apartments at Schoettler and 40

Dear [Jessica](#),

We have lived at 1470 Asterwood Ct. (Sycamore Manor) for 13 years and have enjoyed living in Chesterfield. We are very upset about the proposed plans for a huge apartment complex at the corner of Schoettler and 40.

For many reasons we are opposed to this project: the invasion of a single family neighborhood with apartments which lower our property values; increase of traffic at an already dangerous curve and corner; and displacement of all the deer who will then invade our yards and streets causing damage and auto accidents.

PLEASE VOTE AGAINST THIS PROJECT AND FOR CHESTERFIELD HOMEOWNERS!

Ann W. Bugg
Henry Dixon Bugg

RECEIVED

JUN - 2 2016

City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION
to Proposed Rezoning and Development at Schoettler and
South Outer 40 Roads

To Whom It May Concern:

I am Jeff Schneiderman, a Chesterfield resident living at 310 Calliope Place. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. My opposition is based on these potential/probable negative effects:

The loss of neighborhood and community character (single family homes all around the proposed site).

A decrease in the market value of my home.

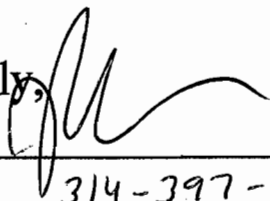
Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.

The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Other:

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 314-397-1132

Please complete 1 form for each adult member in your household.

RECEIVED

JUN - 2 2016

City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION
to Proposed Rezoning and Development at Schoettler and
South Outer 40 Roads

To Whom It May Concern:

I am Jodi Schneiderman, a Chesterfield resident living at 310 Calliope Place. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. My opposition is based on these potential/probable negative effects:

The loss of neighborhood and community character (single family homes all around the proposed site).

A decrease in the market value of my home.

Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.

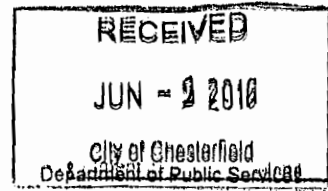
The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Other:

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully, Jodi Schneiderman
Phone: 314-397-3344

Please complete 1 form for each adult member in your household.



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Eleftheria Fitzgerald Chesterfield resident living at 1445 Shagbark Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Eleftheria Fitzgerald
Phone: 636-532-8426

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

RECEIVED

JUN - 2 2016

City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Kathleen M Durney, a Chesterfield resident living at 14598 Big Timber Lane. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Kathleen M Durney

Phone: 314-566-6488

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am ROBERT G DURNAY, a Chesterfield resident living at 14598 Big Timber Lane. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

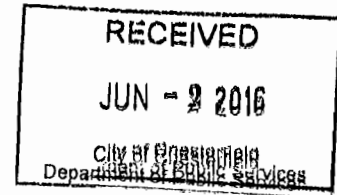
Respectfully,
Robert G Durnay
Phone: 636-532-8854

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

14731 Chesterfield Trails Dr.
Chesterfield MO 63017
May 30, 2016

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



Re: Opposition to Rezoning at Schoettler Road and South Outer 40

Dear Ms. Henry,

My husband and I have been Chesterfield residents for 35 years – before the City of Chesterfield even existed. We live in the Chesterfield Trails subdivision. The only way in or out of our subdivision is via Schoettler Road, so anything that impacts traffic on Schoettler Road impacts us directly.

Schoettler Road ends at South Outer 40. The Schoettler Road approach to that intersection is hilly and tortuous, and a real traffic hazard. My husband has been rear-ended there, because traffic heading northwesterly on Schoettler does not get an adequate warning of conditions at the intersection. Adding traffic either to Schoettler or to South Outer 40 will only increase the hazard, by increasing this area of blind traffic back-up

Adding 280 high-density housing units at this location would be extremely unwise. The only proposed ingress and egress to the proposed development is from South Outer 40, which is a one-way eastbound road. Such an entrance would force residents of the complex to make a substantial detour under any circumstances, and most likely would substantially increase traffic on Schoettler. If an attempt to solve the problem were to be made by returning South Outer 40 to two-way traffic, the existing on-ramp to Hwy 40 would have to be removed, forcing eastbound through traffic to use Rte. 141, which is another bottleneck.

There are more reasons to oppose the proposed project:

- the possible re-zoning for high-density housing of ^{other} large acreage parcels along Schoettler Road
- the possible erection of an ugly sound wall along south outer 40
- the loss of the character of the community
- possible decreases in the market values of our homes
- possible decrease in the safety and security of our neighborhoods
- destruction of green space
- loss of animal habitat, and more.

However, the traffic issue is potentially life-or-death.

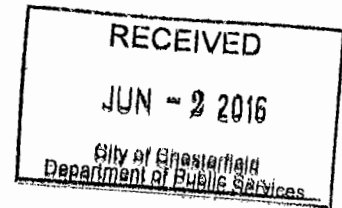
Please do not support this unwise proposal.

Very truly yours,

A handwritten signature in cursive script that reads "Margaret Schmidt".

Margaret Schmidt

Karen A. Greenberg Wasserman
1512 Royal Crest Court
Chesterfield, MO 63017



June 1, 2016

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: P.Z. 03-2016 40 West Luxury Living (KU Development, LLC)

Dear Ms. Henry:

My name is Karen Greenberg Wasserman and I reside at 1512 Royal Crest Court with my husband and children. We have lived in our home since 1991. In the years that we have resided in our neighborhood, I have watched the destruction of the farms, homes and green space to erect office buildings. There is a marked increase in traffic in the area generally. We hear traffic on the highway from the inside of our house. More importantly we have seen increased building congestion at the corner of Schoettler and South Outer 40. Accidents frequently occur at that intersection and placing a 280 unit apartment building in the area disastrous.

We bought our house in Chesterfield because this area is zoned for single family residential home. We do not want the zoning changed. Neighborhood and community is important to us and we chose to live in an area with single family homes. We do not want to be surrounded by apartment complexes. South Outer 40 is already very busy during rush hour and other times of the day. Adding additional vehicular traffic of the residents in the 280 apartments complex is unacceptable.

Similarly, I am also extremely concerned about the decrease in market value of my home if it is surrounded by multiple apartment units. Further, we want to maintain the green space and mature trees which enables animals to remain in their habitat.

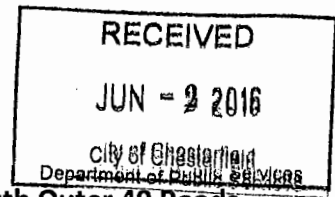
In conclusion, please note my strong opposition to the proposed rezoning and development of the property at Schoettler and South Outer 40.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Karen A. Greenberg Wasserman".

Karen A. Greenberg Wasserman

LETTER OF OPPOSITION



to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Warren E. Hoffner, a Chesterfield resident living at 14860 Sugarwood Tr. 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: I have already been in an accident at this intersection.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Warren E. Hoffner

Phone: 314-494-9636

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

RECEIVED
JUN - 2 2016
City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am SELINA Hong, a Chesterfield resident living at 14776 Chesterfield Trails Dr.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

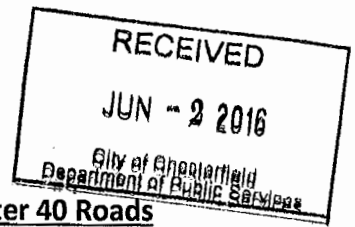
Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,
Selina Hong
Phone: 314-504-8194

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION



to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

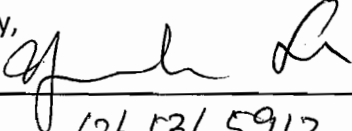
To Whom It May Concern:

I am Yevnkoo Lee, a Chesterfield resident living at 14821 Grantley Dr.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

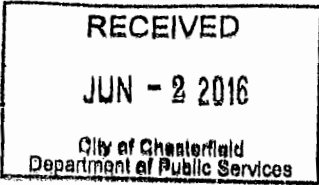
Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,


Phone: 636 536 5912

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Jack Edelman, a Chesterfield resident living at 14813 Grantley Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,
Jack Edelman
Phone: 314-315-2900

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

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JUN - 2 2016
City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads


To Whom It May Concern:

I am KURT WUNDERLICHT, a Chesterfield resident living at 1438 Shaybark Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,


Phone: 636-519-0389

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

JUN - 2 2016

City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am ^{KARA} ~~BOB~~ WUNDERLICH, a Chesterfield resident living at 1438 Shagbark Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

 M. Kara Wunderlich

Phone: 636-519-0389

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

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City of Chesterfield
Department of Public Services



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am RICHARD E. GEORGE, a Chesterfield resident living at 14734 MILL SPRING DR. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character  
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,


_____ 5/23/16

Phone: 636 532-7129

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JUN - 2 2016
City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am PARLENE M GEORGE, a Chesterfield resident living at 14734 MILL SPRING DRIVE. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

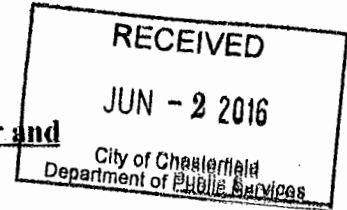
Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Parlene M George 5/23/16

Phone: 636-532-7129

LETTER OF OPPOSITION
to Proposed Rezoning and Development at Schoettler and
South Outer 40 Roads



To Whom It May Concern:

I am BARBARA FISHER, a Chesterfield resident living at 14538 Crossway Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. My opposition is based on these potential/probable negative effects:

The loss of neighborhood and community character (single family homes all around the proposed site).

A decrease in the market value of my home.

Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.

The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Other:

crime, traffic, taxes, schools, aesthetics.
will there have to be lights on schoettler now?

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully, Barbara A Fisher

Phone: 314.398.5200

Please complete 1 form for each adult member in your household.
(Make copies if necessary)

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION
to Proposed Rezoning and Development at Schoettler and
South Outer 40 Roads

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City of Chesterfield
Department of Public Services

To Whom It May Concern:

I am GRAHAM FISHER, a Chesterfield resident living at 14538 CROSSWAY CT. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.

The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Other:

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 314 398 5400

Please complete 1 form for each adult member in your household.

(Make copies if necessary)

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

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City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

~~WE ARE~~
I am DARREL & LOIS KEESLING, a Chesterfield resident living at 13 GEORGETOWN ROAD. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: THE LACK OF RESPONSIBLE OVERSIGHT AT THE PROJECT ON SCHOETTLER AT CLAYTON.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Darrel & Lois Keesling
Phone: 314-229-9921

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

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City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Jay Tolliff, a Chesterfield resident living at 14815 Sycamore Manor Ct.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Jay T. Tolliff

Phone: 636.675.2434

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

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JUN - 2 2016
City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Bradley L Jolliff, a Chesterfield resident living at 14815 Sycamore Manor Court. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Bradley L Jolliff

Phone: 636-537-2091

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

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JUN - 2 2016

City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Patrice Kaplan, a Chesterfield resident living at 1457 Shagbark Court. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.*
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Other:

And additional back-up that can create a serious hazard at the dangerous blind ~~corner~~ curve on Schoettler Rd near Schoettler Estates
Please consider alternatives to the proposal that would result in fewer negatives for my family, Rd and neighbors and community.

*Higherft Rd
when driving
towards 64/40 on
Schoettler Rd.*

Respectfully,

Patrice Kaplan

Phone: 636-812-2083

*or
610-613-8519 (c)*

Please complete 1 form for each adult member in your household. (Make copies if necessary)

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

RECEIVED
JUN - 2 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Peggy Yanover, a Chesterfield resident living at 1462 SHAGBARK CT. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Peggy Yanover

Phone: 636-532-0576

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

JUN - 2 2016

City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am INGRID BREMER, a Chesterfield resident living at 1919 Lancaster Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Ingrid Bremer

Phone: 636-256-2916

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

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JUN - 2 2016
City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am MARK BREMER, a Chesterfield resident living at 1919 LANCHESTER CT. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: Increased traffic generally on Schoettler, including the already congested and accident-prone intersection at Clayton road.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,


Phone: 636-256-7916

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

RESOLVED
JUN - 2 2016
City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Dave Bhatia, a Chesterfield resident living at

1529 Woodroyal E, Drive. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Other: The Apartment Complex will have 560-700 people. Imagine the increase in traffic & noise level, & accident and death rate. There will be 'increase in drug traffic'! Please, don't cover green areas with concrete. Leave it as is. Don't vote for the Complex.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community. We don't need more revenue in the city. We need more green space and beauty in the city.

Respectfully,
D. Bhatia

Phone: 636-537-0264

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

JUN 2 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Heidi Bhatia, a Chesterfield resident living at 1529 Woodroyal East Dr.. I am writing to express my ^{strong} opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home. Traffic will be horrible if so many units will be built.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Other: The city has done a great job beautifying the areas along roads and in front of office buildings. The disputed area has lovely redbuds and dogwoods that everybodys loves. Please do not destroy one of the last green pockets in this area. We have enough

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community. apartments around here as is. Also, we get already the noise of the highway - we do not need or want more noise on the outer road. We like to sit outside without all the added noise and pollution

Respectfully,
Heidi Bhatia

Phone: 636-537-0264

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

JUN - 2 2016

City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Ning He, a Chesterfield resident living at 1910 Spring Breeze Ln, Chesterfield MO 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

The loss of neighborhood and community character (single family homes all around the proposed site).

A decrease in the market value of my home.

Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.

The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Ning He

05/30/2016

Phone: 636 530 9882

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this message to:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

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RECEIVED
JUN - 2 2016
City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Yun Wang, a Chesterfield resident living at 1910 Spring Breeze Ln, Chesterfield MO 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

The loss of neighborhood and community character (single family homes all around the proposed site).

A decrease in the market value of my home.

Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.

The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Phone: 636 530 9882

Yun Wang, May 30, 2016

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this message to:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

RECEIVED

JUN - 2 2016

City of Chesterfield
Division of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Dwight & Sherri Failoni, a Chesterfield resident living at 14744 Dovershire Ct. 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Dwight Failoni + Sherri Failoni

Phone: 314-591-0849

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am ROBERT DENISON, a Chesterfield resident living at 14842
SUCANDRE MANOR DR. in writing to express my opposition to the proposed

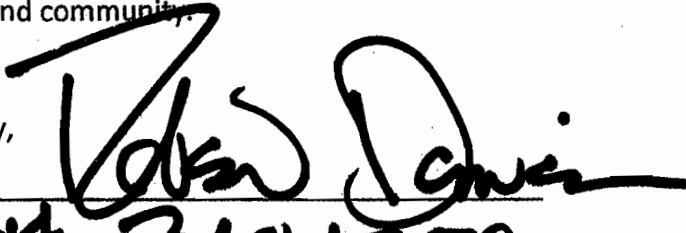
rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 314 348 1359

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

RECEIVED
JUN - 2 2016
City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am RACHEL DENISON, a Chesterfield resident living at 14842 SYCAMORE MANOR DRIVE. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road:
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Rachel Denison

Phone: 513 225-8955

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

06-02-16 A 11:10 IN

JUN - 2 2016

City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Zach Danon, a Chesterfield resident living at 14942 SYCAMORE MANOR DR. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Phone: 314 318 0832

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

06-02-16 A11:10 IN

JUN - 2 2015

City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

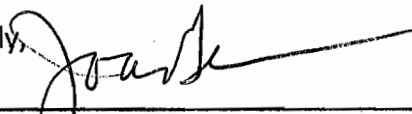
I am Joan Denison, a Chesterfield resident living at 14842 Sycamore Manor Dr, 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: Displacement of deer and wildlife causing greater damage to neighboring properties
- Impact on neighboring schools.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 314-330-3767

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
ihenry@chesterfield.mo.us

06-02-16 A 11:10 IN

LETTER OF OPPOSITION

JUN 2 2016

City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am MARYKUTTY J. AUGUSTINE, a Chesterfield resident living at 1552 WOODROYAL WEST DR. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

USE FOR RESIDENTIAL HOMES

Respectfully,

MARYKUTTY J. AUGUSTINE

Phone: 6368122223

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

JUN - 2 2016

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

City of Chesterfield
Public Services

To Whom It May Concern:

I am JOSEPH AUGUSTINE, a Chesterfield resident living at 1552 WOODKROYAL WEST DR. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

USE FOR RESIDENTIAL HOMES

Respectfully,

Joseph Augustine

Phone: 636-812-2273

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Jun 02 2016

Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Michael D. Moore, a Chesterfield resident living at 14650 Fairfield Farm Drive. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home. Due to addition of multi-family housing on Schoettler Road
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: Widening of Schoettler Road, loss of property on my lot facing Schoettler Road

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Michael D. Moore

Phone: 314-378-7142

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Jessica Henry

From: Aimee Nassif
Sent: Thursday, June 02, 2016 4:15 PM
To: Joan Forrest
Subject: RE: 280 Unit Development-Schoettler Rd and Hwy 40

Good afternoon Joan,

Thank you for sending these comments, which will be saved as part of the project file for this zoning petition and provided to the Planning Commission, City Council, and Mayor. The site was posted 15 days prior to the public hearing, as required by State Statute and City Code, however we will inspect to ensure those signs are still up so that others may continue to learn of this request.

The next step for this zoning petition is to be scheduled for a vote meeting before the Planning Commission. This meeting has not yet been scheduled. All meeting agendas are posted on the City's website and may be accessed via the following web link: <http://www.chesterfield.mo.us/minutes-and-agendas.html>

You may also monitor this project on the City's Active Project Database, which serves to track the progress of each development project under review with the City. The project list is in alphabetical order, and information regarding this project is under the title P.Z. 03-2016 40 West Luxury Living (KU Development, LLC).
<http://www.chesterfield.mo.us/active-projects.html>

The project planner on this project is Jessica Henry. Her email address is jhenry@chesterfield.mo.us. Please feel welcome to contact either of us should you have any additional questions or comments regarding this project.

Thank you

Aimee Nassif, AICP
Planning and Development Services Director
City of Chesterfield
690 Chesterfield Parkway West
P 636.537.4745/F 636.537.4798



From: Joan Forrest [mailto:jcforrest@sbcglobal.net]
Sent: Thursday, June 02, 2016 4:10 PM
To: Aimee Nassif <anassif@chesterfield.mo.us>
Subject: 280 Unit Development-Schoettler Rd and Hwy 40

Aimee- I'm writing to you to let you know of my opposition to the 280 unit development along Schoettler Rd and Hwy 40. I have lived in Brook Hill Estates since 1997 and drive by that location many times a day. First of all, I never saw a sign notifying residents of an upcoming meeting about this. But even more important, this development is too dense for this area and Schoettler Road cannot handle the traffic as it is. With 280 apartments, there could be an additional 560 cars coming in/out of there. Schoettler Road is very narrow for the traffic that is now on it. Even if you say that the entrance to this proposed development will be off of the outer road, residents from this development will be going down Schoettler to get to it.

I oppose this development and rezoning it for apartments. I know I am only one voice writing to you but I know that many of my neighbors are against it. As usual, I feel like the developers slip in and build something and don't care how it impacts the rest of the area. How about requiring the developers to pay to widen Schoettler Road before any development is approved?

I hope you will take my opposition into consideration.

Thank you.

Joan Forrest

Jessica Henry

From: Diane Guenther <dahguenther@yahoo.com>
Sent: Thursday, June 02, 2016 4:40 PM
To: Jessica Henry; Bob Nation; Barry Flachsbart; Barbara McGuinness; Bridget Nations; Guy Tilman; Dan Hurt; Randy Logan; Tom DeCampi; Bruce DeGroot; State Representative Sue Allen House; State Senator Dave Schatz
Subject: Letter of Opposition

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads:

TO WHOM IT MAY CONCERN:

I am Diane Guenther, a Chesterfield resident living at 1315 Oaktree Estates Lane. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 Roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home - my neighborhood, Oaktree Estates, is directly across Schoettler Road from proposed development.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler and South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Increased crime rate consistent with living in and near/adjacent to a transient resident community.

Please consider an alternative that would result in fewer negatives for my family, neighbors and community and that would be consistent with the current zoning/use and integrity of the area.

Respectfully,
Diane A. Guenther

Phone: 636-236-4634

Diane Guenther

Sent from my iPad

Jessica Henry

From: don deason <noddeason@yahoo.com>
Sent: Friday, May 27, 2016 2:11 PM
To: Jessica Henry; bnaitions@chesterfield.mo.us; dhurt@chesterfield.mo.us
Subject: P.Z. 03-2016 40 West Luxury Living (KU Development LLC) Rezoning - Objection

To Whom it may concern

Please accept this email as a letter of objection to the proposed rezoning for the 40 West Luxury Living development.

This project creates a potential Public Safety issue to the current homeowners along Schoettler Road due to the increased traffic volume and speed.

My objection is due the following issues.

A new development just started at the intersection of Clayton - Henry/Schoettler and with this proposed development will increase traffic on already stressed road. During Rush Hour it can take two to three light changes to move thru the intersection.

It can take as long as five minutes to access Interstate 64 from Schoettler onto the South Outer 40 Road during the AM Rush.

The South Outer Road has become extremely dangerous during rush hour periods because of construction on Interstate 64 and increased office and commercial development on North Outer Forty Drive. I have witnessed several fender benders and numerous near misses the last year.

Also of concern will be the city's next step to widen Schoettler to 3 or 4 lanes. This proposal has previously been rejected by voters and home owners along Schoettler on more than one occasion. The main reason is that this would become a major road "short cut" to access Interstate 64 at all hours.

It would be better for the homeowners along Schoettler road to ban thru traffic from 6:30 AM until 9:00 AM and from 3:00 PM until 6:30 PM. Five years ago I felt safe riding my bike on Schoettler and North Outer Forty but no longer because of the volume and speed (some doing in excess of 50 miles per hour.)

The potential to negatively impact housing values. Increased City of Chesterfield cost to maintain the streets in new development and Schoettler. The development will cause the potential need to re route the Schoettler Spur and to install Stop Lights both at the Chesterfield Parkway and the Schoettler - South Highway Forty Drive. (This will need to be done so traffic from Schoettler can access the Spur and South Outer Forty Drive during high traffic volume periods.)

We have already experience commercial zoning creep during the past ten years.

This multi tenant development also runs counter to the single housing code and culture that made Chesterfield a major city in the first place.

Please deny the rezoning for the West Luxury Development.

I look forward to your response.

Thank you,

Regards,
Don Deason
14714 Mill Spring Drive
Chesterfield, Mo. 63017

Jessica Henry

From: Owen N. McKinley <onicholasmckinley@gmail.com>
Sent: Thursday, June 02, 2016 8:38 PM
To: Jessica Henry; Bob Nation; Barry Flachsbart; Barbara McGuinness; Bridget Nations; Guy Tilman; durt@chesterfield.mo.us; Randy Logan; Tom DeCampi; Bruce DeGroot; Sue.Allen@house.mo.gov; Karen.Roach@senate.mo.gov
Subject: Letter of opposition to proposed apartments at Schoettler and South Outer 40 (Chesterfield, MO)

To whom it may concern,

I am Owen McKinley, a 26 year-old Chesterfield resident living at 15309 Oaktree Estates Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (a primary reason as to why my mother bought our condo)
- A decrease in the market value of our home
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Owen McKinley
319 530 5421

Jessica Henry

From: Sara McKinley <whiteandblackswan@gmail.com>
Sent: Thursday, June 02, 2016 8:33 PM
To: Jessica Henry; Bob Nation; Barry Flachsbart; Barbara McGuinness; Bridget Nations; Guy Tilman; Dan Hurt; Randy Logan; Tom DeCampi; Bruce DeGroot; Sue.Allen@house.mo.gov; Karen.Roach@senate.mo.gov
Subject: Letter of Opposition regarding Proposed Rezoning/Apartment development @ Schoettler/Outer 40 Rd.

To whom it may concern,

I am Sara McKinley, a Chesterfield resident living at 15309 Oaktree Estates Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (a primary reason as to why I bought my condo)
- A decrease in the market value of my home
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Sara McKinley
(636) 812-2286

LETTER OF OPPOSITION

RECEIVED
JUN - 2 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Bob Boedeker, a Chesterfield resident living at 3 Georgetown Road. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Bob Boedeker

Phone: 6363917825

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

RECEIVED

JUN - 2 2016

City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am MARSHA BOEDEKER, a Chesterfield resident living at
3 GEORGETOWN RD. I am writing to express my opposition to the proposed
rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Marsha E. Boedeker

Phone: 636 391 7025

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Jessica Henry

From: Robert Denison <denisonvoice@gmail.com>
Sent: Thursday, June 02, 2016 9:00 PM
To: siproctor@aol.com
Subject: Schoettler & Hyw 40 proposed re-zoning

Mr. Proctor:

I have been a home owner in the Sycamore Manor Subdivision for more than 30 years. The subject of rezoning the corner of Schoettler and hwy 64 has come to my attention. I AM STRONGLY OPPOSED TO THE RE-ZONING.

Reasons against rezoning. Traffic! Schools! Character of the City and living here!

TRAFFIC I need not even go into the adverse automobile traffic conditions this proposal inevitably brings with it. Currently it can take 10 to 15 minutes in the morning to get from Schoettler onto highway 64/40 and the number of accidents and injuries that already occur there are unprecedented.

POPULATION DENSITY - TOO MANY PEOPLE IN TOO SMALL A SPACE Consider 280 units with 1 to 4+ persons per unit. That equals from 280 to 1,000+ additional persons plus their vehicles jammed into a very small and already overburdened corner which is the only entrance to highway 64/40 for every subdivision and home off of Schoettler from the highway up to Clayton and beyond.

BURDEN ON SCHOOLS My wife and I moved our family from out of state to Chesterfield after researching school districts across the country. The Parkway School system was such a stand out we moved here. We were not disappointed. However, the quality of education our children received could never have been even achieved with large classes and overcrowding such as this rezoning will bring.

PROTECTING THE CHARACTER OF CHESTERFIELD Chesterfield's previous administrations by carefully balancing business and personal interests have brought this area from being Gumbo Flats to the City it is today with a thriving business community that also provides the style of community living which it does; beautiful single family and attached homes while maintaining a park-like atmosphere. As a result of their efforts, clarity and forward insight, Chesterfield has become one of those legendary outlying communities around the country; Bloomfield Hills near Detroit, Beverly Hills near Los Angeles where people can live, go to school and work in a beautiful environment. This is hard to create and easy to lose. This rezoning would begin to erode the efforts of these early "fathers" "!

One further potential problem is handing over such a prominent area to the care (whims) of one single owner or corporation. The incentives of such are profits. These are not the incentives of individual home owners which is necessarily reflected in the way they care for their community. Yes, it is possible that the initial creators of such a complex might be fine but that is no guarantee of who the next owner may be or what they may do. **THIS IS A SLIPPERY SLOPE AND VERY SHORT SIGHTED.** In our country and across

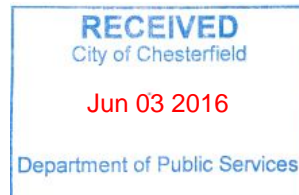
the world today we increasingly see governments making decisions that do not protect and serve their people but rather protect and serve their own agendas. Hopefully that is not what we have come to in Chesterfield.

Sincerely,

Robert Denison / 14842 Sycamore Manor Dr. / Chesterfield, MO. 63017 / denisonvoice@gmail.com

--

Robert Denison
denisonvoice@gmail.com
314 348-1359



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Valerie Harris, a Chesterfield resident living at 14536 Foxham Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site). Allowing this one parcel to be different would be spot zoning. This property would be inconsistent with the rest of the south side of 40 which is all residential and business.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road. It does not appear that the infrastructure would support a large increase in traffic, and there are not plans in place to address a change in the near future.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- The influx of children to an already crowded elementary school. My daughter's class size is already 23-24 kids per teacher. The infrastructure is not in place to support a large increase in people.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Valerie Harris

Phone: 636-778-0951

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Phyllis Schaffler a Chesterfield resident living at 14879 Sycamore Manor Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

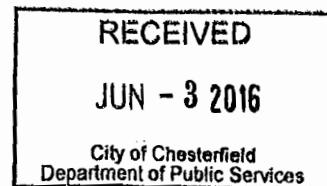
- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Phyllis Schaffler

Phone: 636 537 4124



Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

06-03-16 10:15 IN

I am Robyn Blanke, a Chesterfield resident living at

14829 Sycamore Manor Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

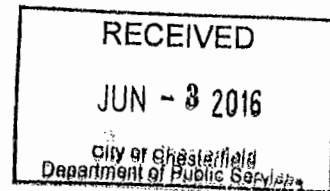
- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: Loss of corner green

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Robyn Blanke

Phone: 314 374-6352



Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Jun 03 2016

Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am ZACH DENISON, a Chesterfield resident living at 14842 Sycamore Manor Dr. 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: I feel a wiser choice / compromise would be attached homes or condos such as exist across the street from the proposed area, as well as other areas
Please consider alternatives to the proposal that would result in fewer negatives for my family, in Chesterfield neighbors and community.)

Respectfully,

Phone: 314.348.0832

RECEIVED
JUN - 2 2016
City of Chesterfield
Department of Public Services



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am LOIS GAIL BIGGS, a Chesterfield resident living at
14494 BRITANIA DR. CHESTERFIELD, MO. 63017.
(SCARBOROUGH SUBDIVISION)

As part of the PRESERVE SCHOETTLER group, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64 and causing accidents.
- This type of apartment complex does not fit into the single family neighborhood surrounding it.
- Once the property is rezoned to R6, a different developer could come in and change the building to many various types of structures.
- Other: _____

Please consider alternatives to build at this site that would not require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,

Lois Gail Biggs
Phone: 636-394-4502

RECEIVED
JUN - 2 2016
City of Chesterfield
Department of Public Services



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am MICHAEL S. BIGGS, a Chesterfield resident living at
14494 BRITANIA DR. CHESTERFIELD, MO. 63017
(SCARBOROUGH SUBDIVISION)

As part of the PRESERVE SCHOETTLER group, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64 and causing accidents.
- This type of apartment complex does not fit into the single family neighborhood surrounding it.
- Once the property is rezoned to R6, a different developer could come in and change the building to many various types of structures.
- Other: _____

Please consider alternatives to build at this site that would not require rezoning and would not result in so many negatives for my family, neighbors and community.

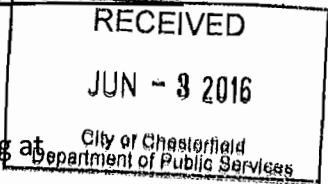
Respectfully

Michael S. Biggs

Phone: 636-394-4502

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads



To Whom It May Concern:

I am Dave Sabino, a Chesterfield resident living at 11 Georgetown Rd.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Dave Sabino

Phone: (314) 359-0449

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

RECEIVED

JUN - 3 2016

City of Chesterfield
Department of Public Services

To Whom It May Concern:

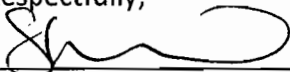
I am Stacy Sabino, a Chesterfield resident living at 11 Georgetown Road. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 314-422-1222

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

RECEIVED

JUN - 3 2016

I am Sydney Sabino, a Chesterfield resident living at 11 Georgetown Road. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

City of Chesterfield
Department of Public Services

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Sydney Sabino

Phone: 314-422-1222

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

RECEIVED

JUN - 3 2016

City of Chesterfield
Department of Public Services

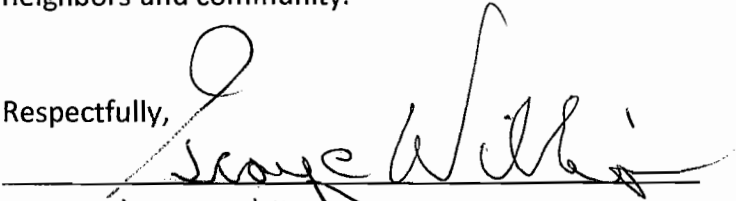
To Whom It May Concern:

I am George Willis, a Chesterfield resident living at 1443 Sycamore Manor Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: Unsafe location for pets & children to live & play!

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,


Phone: 636-448-1522

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

RECEIVED

JUN - 3 2016

City of Chesterfield
Department of Public Services

To Whom It May Concern:

I am Donna Willis, a Chesterfield resident living at 1443 Sycamore Manor Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: I would have attended the May 23rd meeting had I known about it to voice my opposition.

★ Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community. !!

Respectfully,

Donna Willis

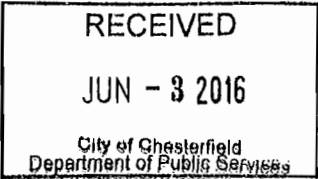
Phone: 636 532-7731

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads



To Whom It May Concern:

I am Rachel Fike, a Chesterfield resident living at 1509 Royal Crest Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Rachel Fike

Phone: 314 479-6657

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

RECEIVED
JUN - 3 2016
City of Chesterfield
Department of Public Services

To Whom It May Concern:

I am Marianne Cherwitz, a Chesterfield resident living at 1326 Winema Dr.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: increased number of children in our schools.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

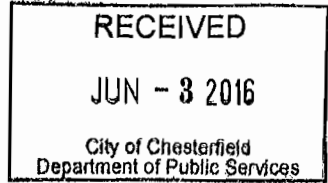
Marianne Cherwitz
Phone: 636-346-8334

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this message to:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads



To Whom It May Concern:

I am Jeane Eike, a Chesterfield resident living at 1509 Royal Crest Ct.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 314-503-5230

LETTER OF OPPOSITIONto Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am DAPHNE LOPES, a Chesterfield resident living at 14891 SYCAMORE MANOR DR. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

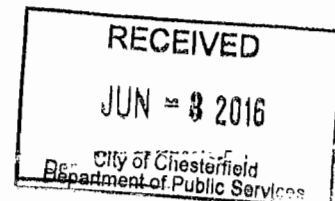
- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

DAPHNE LOPES

Phone: 314 504 6189



Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Jessica Henry

From: Aimee Nassif
Sent: Friday, June 03, 2016 7:11 PM
To: Jessica Henry
Subject: Fwd: Schoettler & Hwy, 40 proposed re-zoning

Sent from my iPad

Begin forwarded message:

From: "Midgley, Debbie" <debbie.midgley@cbgundaker.com>
Date: June 3, 2016 at 7:09:32 PM CDT
To: <anassif@chesterfield.mo.us>
Subject: Fwd: Schoettler & Hwy, 40 proposed re-zoning

This is the only letter I have recd. I have not responded to it. Debbie

Sent from my iPad

Begin forwarded message:

From: Robert Denison <denisonvoice@gmail.com>
Date: June 2, 2016 at 9:05:22 PM CDT
To: dmidgley@cbgundaker.com
Subject: Schoettler & Hwy, 40 proposed re-zoning

Dear Ms. Midgley;

I have been a home owner in the Sycamore Manor Subdivision for more than 30 years. The subject of rezoning the corner of Schoettler and hwy 64 has come to my attention. I AM STRONGLY OPPOSED TO THE RE-ZONING.

Reasons against rezoning. Traffic! Schools! Character of the City and living here!

TRAFFIC I need not even go into the adverse automobile traffic conditions this proposal inevitably brings with it. Currently it can take 10 to 15 minutes in the morning to get from Schoettler onto highway 64/40 and the number of accidents and injuries that already occur there are unprecedented.

POPULATION DENSITY - TOO MANY PEOPLE IN TOO SMALL A SPACE Consider 280 units with 1 to 4+ persons per unit. That equals from 280 to 1,000+ additional persons plus their

vehicles jammed into a very small and already overburdened corner which is the only entrance to highway 64/40 for every subdivision and home off of Schoettler from the highway up to Clayton and beyond.

BURDEN ON SCHOOLS My wife and I moved our family from out of state to Chesterfield after researching school districts across the country. The Parkway School system was such a stand out we moved here. We were not disappointed. However, the quality of education our children received could never have been even achieved with large classes and overcrowding such as this rezoning will bring.

PROTECTING THE CHARACTER OF CHESTERFIELD Chesterfield's previous administrations by carefully balancing business and personal interests have brought this area from being Gumbo Flats to the City it is today with a thriving business community that also provides the style of community living which it does; beautiful single family and attached homes while maintaining a park-like atmosphere. As a result of their efforts, clarity and forward insight, Chesterfield has become one of those legendary outlying communities around the country; Bloomfield Hills near Detroit, Beverly Hills near Los Angeles where people can live, go to school and work in a beautiful environment. This is hard to create and easy to lose. This rezoning would begin to erode the efforts of these early "fathers" "!

One further potential problem is handing over such a prominent area to the care (whims) of one single owner or corporation. The incentives of such are profits. These are not the incentives of individual home owners which is necessarily reflected in the way they care for their community. Yes, it is possible that the initial creators of such a complex might be fine but that is no guarantee of who the next owner may be or what they may do. THIS IS A SLIPPERY SLOPE AND VERY SHORT SIGHTED. In our country and across the world today we increasingly see governments making decisions that do not protect and serve their people but rather protect and serve their own agendas. Hopefully that is not what we have come to in Chesterfield.

Sincerely,

Robert Denison / 14842 Sycamore Manor Dr. / Chesterfield, MO. 63017 / denisonvoice@gmail.com

--

Robert Denison
denisonvoice@gmail.com
314 348-1359

The information in this electronic mail message is the sender's confidential business and may be legally privileged. It is intended solely for the addressee(s). Access to this internet electronic mail message by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful.

The sender believes that this E-mail and any attachments were free of any virus, worm, Trojan horse, and/or malicious code when sent. This message and its attachments could have been infected during transmission. By reading the message and opening any attachments, the recipient accepts full responsibility for taking protective and remedial action about viruses and other defects. The sender's company is not liable for any loss or damage arising in any way from this message or its attachments.

Nothing in this email shall be deemed to create a binding contract to purchase/sell real estate. The sender of this email does not have the authority to bind a buyer or seller to a contract via written or verbal communications including, but not limited to, email communications.

RECEIVED

JUN - 3 2016

City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION



to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am MINGSHUO JI, JIA YI, a Chesterfield resident living at

1826 Farm Valley Drive, Chesterfield.

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is **not consistent** with the broader intent of the Chesterfield Comprehensive Plan policies that states multiple-family residences tend to be **clustered together in large developments** near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, **isolated from single-family residences**.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other _____

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,

Mingshuo Ji, Jia Yi

Phone: 314-210-9643

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

RECEIVED
JUN - 3 2016
City of Chesterfield
Department of Public Services

To Whom It May Concern:

I am Carol F Jones a Chesterfield resident living at
14623 Walked Lake Drive - The Townes of Thousand Oaks
63017

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other _____

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,
Carol F Jones

Phone: _____

Email, Mail or Hand Deliver this signed letter to Jessica Henry:
Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West Chesterfield, MO
63017 jhenry@chesterfield.mo.us

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

06-03-16 10:15 IN

I am Robyn Blanke, a Chesterfield resident living at 14829 Sycamore Manor Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: Loss of corner green

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Robyn Blanke

Phone: 314.374-6352



Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Jun 03 2016

Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am ZACH DENISON, a Chesterfield resident living at 14842 Sycamore Manor Dr. 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Other: I feel a wiser choice / compromise would be attached homes or condos such as exist across the street from the proposed area, as well as other areas
Please consider alternatives to the proposal that would result in fewer negatives for my family, in Chesterfield neighbors and community.)

Respectfully,

Phone: 314.348.0832



LETTER OF OPPOSITION

RECEIVED
JUN - 8 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Janice M. Strinko, a Chesterfield resident living at 1928 Farm Valley Drive, Chesterfield mo 63017.

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is **not consistent** with the broader intent of the Chesterfield Comprehensive Plan policies that states multiple-family residences tend to be **clustered together in large developments** near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, **isolated from single-family residences**.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other _____

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,
Janice M. Strinko
Phone: 636 536 0095

Email, Mail or Hand Deliver this signed letter to Jessica Henry:
Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

RECEIVED
JUN - 3 2016
City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am John Wood, a Chesterfield resident living at 146 47 Fairfield Falls Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Other: Logan has a huge amount of student traffic - we do not need more. We are destroying our green space - Do
Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

We will have many respect for forests or in fact # more important, they destroyed a forest on 11 May at Schoettler + Clayton + it looks awful. Can we not learn from

Respectfully,

John Wood

Phone: 6363919294

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

town + country?

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

RECEIVED
JUN - 3 2016
City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am SHERRY WOOD, a Chesterfield resident living at 14647 FAIRFIELD FARM DRIVE. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: TRAFFIC NOISE GREATLY INCREASES.

We have lived off Schoettler Road for 36 years. Please do not create another traffic disaster as the one allowed for the Schoettler-Clayton Rd. Project mess.
Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

We DO NOT need another project that was poorly planned and not well thought out!

Respectfully,

Sherry K. Wood

Phone: 636-391-9294

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

RECEIVED
JUN - 3 2016
City of Chesterfield
Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads


To Whom It May Concern:

I am CHARLIE HARRIS, a Chesterfield resident living at 1504 ROYAL CREST CT, CHESTERFIELD MO. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,


Phone: 536 2298

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

RECEIVED
JUN 28 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Ashley Buntin, a Chesterfield resident living at 2 Georgetown Rd.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Ashley Buntin

Phone: 417-791-1744

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

RECEIVED
JUN - 3 2016
City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Steve Fike, a Chesterfield resident living at 1509 Royal Crest. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Steve Fike

Phone: 314-518-4295

LETTER OF OPPOSITION

RECEIVED
JUN - 3 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

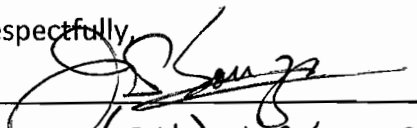
To Whom It May Concern:

I am Joss D'Souza, a Chesterfield resident living at 14891 SYCAMORE MANOR DR, CHESTERFIELD MO 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

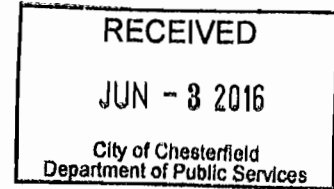
Respectfully,


Joss D'Souza
Phone: (314) 496-7883

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Andrew Wasserman
1512 Royal Crest Court
Chesterfield, MO 63017



May 31, 2016

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: P.Z. 03-2016 40 West Luxury Living (KU Development, LLC)

Dear Ms. Henry:

My name is Andy Wasserman and I reside at 1512 Royal Crest Court with my wife and two children. We have lived in our home for almost 25 years and I am a past subdivision trustee. In the years that we have resided in our neighborhood, I have watched the congestion increase at the corner of Schoettler and South Outer 40. Accidents frequently occur at that intersection and placing a 280 unit apartment building in the area is a disaster in the making.

We loved the fact that this area is zoned for single family residential home. We do not want the zoning changed. Neighborhood and community is important to us and we chose to live in an area with single family homes. We do not want to be surrounded by apartment complexes. South Outer 40 is already very crowded and adding additional vehicular traffic with over 280 additional vehicles on the road is unacceptable.

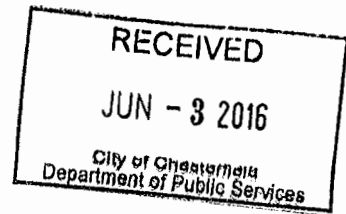
I am also extremely concerned about the decrease in market value of my home if it is surrounded by multiple apartment units. Further, we do not want the destruction of green space and mature trees which would displace the animals from their habitat.

Please note my strong opposition to the proposed rezoning and development of the property at Schoettler and South Outer 40.

Sincerely yours,

A handwritten signature in black ink that reads "Andrew F. Wasserman".

Andrew F. Wasserman



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

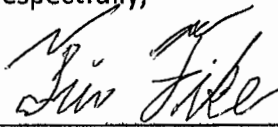
I am Tim Fike, a Chesterfield resident living at 1509 Royal Crest Ct.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 636-236-3814

Jessica Henry

From: Aimee Nassif
Sent: Sunday, June 05, 2016 9:03 AM
To: Jessica Henry
Subject: Fwd: Rezoning 40/Schetler

Sent from my iPhone

Begin forwarded message:

From: "Midgley, Debbie" <debbie.midgley@cbgundaker.com>
Date: June 4, 2016 at 9:31:12 PM CDT
To: <anassif@chesterfield.mo.us>
Subject: Fwd: Rezoning 40/Schetler

Sent from my iPhone

Begin forwarded message:

From: leroy6@usmcret.com
Date: June 4, 2016 at 7:59:49 PM CDT
To: dmidgley@cbgundaker.com
Subject: Rezoning 40/Schetler

Debbie, Jim and Joan Schmidt request you oppose the rezone to appartments.
This corridor is already too crowded. V/R jim and Joan

The information in this electronic mail message is the sender's confidential business and may be legally privileged. It is intended solely for the addressee(s). Access to this internet electronic mail message by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful.

The sender believes that this E-mail and any attachments were free of any virus, worm, Trojan horse, and/or malicious code when sent. This message and its attachments could have been infected during transmission. By reading the message and opening any attachments, the recipient accepts full responsibility for taking protective and remedial action about viruses and other defects. The sender's company is not liable for any loss or damage arising in any way from this message or its attachments.

Nothing in this email shall be deemed to create a binding contract to purchase/sell real estate. The sender of this email does not have the authority to bind a buyer or seller to a contract via written or verbal communications including, but not limited to, email communications.

Jessica Henry

From: andyseavey@gmail.com
Sent: Sunday, June 05, 2016 11:09 AM
To: Jessica Henry
Cc: Andrea Seavey; Geoff Seavey
Subject: Schoettler Rd Apt project

Dear Ms. Jessica Henry,

I am unable to attend the next public meeting due to previous commitments, but would like to express my deepest and most sincere opposition to the proposed development at Schoettler and South Outer 40. The proposed apartment building complex does not enhance the value of my community and not only devalues my property but puts additional stress on our outstanding schools and teachers. As a former Parkway educator, I know first hand the challenges of teaching kids from apartment life. The financial challenges of those families also present educational challenges.

Please consider re-zoning this area for single family homes only. Even better, please consider keeping the area green and natural!

Please add my name to the list of residents who strongly oppose this development.

Thanks,
Andrea Seavey
14791 Chermore Dr
Chesterfield MO 63017

Sent from my iPhone

Jessica Henry

From: Aimee Nassif
Sent: Sunday, June 05, 2016 11:34 AM
To: Jessica Henry
Subject: Fwd: Opposition to Rezoning of Schoettler Road & South Outer 40

Sent from my iPad

Begin forwarded message:

From: Allison Harris <andharris731@charter.net>
Date: June 5, 2016 at 11:19:13 AM CDT
To: <anassif@chesterfield.mo.us>
Subject: Fwd: Opposition to Rezoning of Schoettler Road & South Outer 40

A. Harris

Begin forwarded message:

From: Michael D Moore <mm14650@gmail.com>
Date: June 5, 2016 at 11:10:11 AM CDT
To: siproctor@aol.com, merrell.hansen@bunnyhill-farm.com, andharris731@charter.net, wgeckeler@sbcglobal.net, mktgminds@aol.com, amyn1@mac.com, dmidgley@cbgundaker.com, stevevu_2000@yahoo.com, dhurt@chesterfield.mo.us
Subject: Opposition to Rezoning of Schoettler Road & South Outer 40

I am writing the members of the Planning Commission for City of Chesterfield to register my opposition to the proposed zoning change at the subject location, which will permit building of a 280 unit apartment complex on that piece of property.

My wife and I have been residents of Chesterfield for 30 years, the last 15 of which we have owned our current resident which abuts Schoettler Road (14650 Fairfield Farm Drive). We are adamantly opposed to the proposed zoning change for the following reasons:

- loss of neighborhood and community character of Schoettler road, comprised almost entirely of single family homes;
- increased traffic along Schoettler road and particularly at the intersection of Schoettler and South Outer 40 Roads. The addition of a large apartment complex will only add to the congestion at this intersection;
- further destruction of available green space/mature trees in the area, further driving wildlife from the area;

- decrease in market value of our home due to increased congestion on Schoettler Road, by the the inclusion of multi-family housing in the area.

About 10 years ago we invested significantly in the building of landscape berms on the western edge of our property facing Schoettler Road. It abhors us to think of the loss of this investment due to the widening of Schoettler road associated with this zoning change.

I know I am joined by the other residents of our Fairfield Farm subdivision, as well as other interested residents of subdivisions along Schottler Road in opposing this zoning change.

Please do not vote in favor of this zoning change.

Michael D. Moore
mm14650@gmail.com
Mobile: 314-378-7142

Jessica Henry

From: Bob Nation
Sent: Sunday, June 05, 2016 5:01 PM
To: Michael D Moore
Cc: Jessica Henry
Subject: Re: Opposition to Rezoning of Schoettler & South Outer 40 Roads

Mr. Moore,

Thank you for your input regarding this highly opposed project. In my response to you I am copying your letter to Jessica Henry who is the planner assigned to this project. As you may know, multi-family residential zoning is suggested in the comprehensive plan for this area, however, the density is not specified as to what would be appropriate.

Best Regards,

Bob Nation
Mayor - City of Chesterfield
314 249-8725

On Jun 5, 2016, at 11:21 AM, Michael D Moore <mm14650@gmail.com> wrote:

I am writing to register my opposition to the proposed rezoning change of this location, which will enable the building of a 280 unit apartment complex at this intersection.

My wife and I have been residents of Chesterfield for 30 years, the last 15 of which we have owned our current resident which abuts Schoettler Road (14650 Fairfield Farm Drive). We are adamantly opposed to the proposed zoning change for the following reasons:

- loss of neighborhood and community character of Schoettler road, comprised almost entirely of single family homes;
- increased traffic along Schoettler road and particularly at the intersection of Schoettler and South Outer 40 Roads. The addition of a large apartment complex will only add to the congestion at this intersection;
- further destruction of available green space/mature trees in the area, further driving wildlife from the area;
- decrease in market value of our home due to increased congestion on Schoettler Road, by the the inclusion of multi-family housing in the area.

About 10 years ago we invested significantly in the building of landscape berms on the western edge of our property facing Schoettler Road. It abhors us to think of the loss of this investment due to the widening of Schoettler road associated with this zoning change.

I know I am joined by the other residents of our Fairfield Farm subdivision, as well as other interested residents of subdivisions along Schottler Road in opposing this zoning change.

Please do not vote in favor of this zoning change.

Michael D. Moore
mm14650@gmail.com
Mobile: 314-378-7142

Jessica Henry

From: Guy Tilman
Sent: Sunday, June 05, 2016 7:20 PM
To: Michael D Moore
Cc: Jessica Henry
Subject: Re: Apartment Complex at Schoettler & South Outer 40 Roads

Thank you Michael for your letter letting us know how you feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, so that your letter will be included as part of the public record for this project. Thank you for taking the time to let us hear from you.

Best regards,

Guy Tilman

Sent from my iPad

On Jun 2, 2016, at 12:49 PM, Michael D Moore <mm14650@gmail.com> wrote:

I am a resident in the Fairfield Farm subdivision off Schoettler Road for the past 15 years, and recently learned of a proposal to re-zone the subject area to allow for construction of a 280 apartment complex. As I understand the proposal, this re-zoning action will include widening of Schoettler Road.

At face value, my wife and I are opposed to this proposed zoning change for the following reasons:

- loss of neighborhood and community character of Schoettler Road, comprised almost entirely of single family homes;
- increased traffic congestion in an already dangerous intersection where Schoettler intersects with South Outer 40/I-64 roads;
- further destruction of available green space/mature trees further driving wildlife from the area;
- possible decrease in market value of our home due to increased congestion/traffic on Schoettler Road, and the inclusion of multi-family housing in the area

And, about 10 years ago we invested significantly in the building of landscape berms on the western edge of our property facing Schoettler Road. It abhors us to think of the loss of this investment due to the widening of Schoettler Road.

Until our neighbor stopped by to advise of this pending re-zoning change, we had no idea of this proposal, despite being regular readers of local newspapers, including the Post-Dispatch, West magazine, and other local publications.

There is no mention of this proposed zoning change on the City of Chesterfield website, nor have we received any information from either the City or you as representatives of Ward II residents.

What information can you provide regarding this proposed re-zoning and widening of Schoettler Road? And what can be done as residents to oppose this proposal?

Thank you for your time, and the favor of a response is appreciated.

Michael D. Moore
14650 Fairfield Farm Drive
Chesterfield, MO 63017

mm14650@gmail.com

Mobile: 314-378-7142

Jessica Henry

From: Guy Tilman
Sent: Sunday, June 05, 2016 8:01 PM
To: Garry Orf
Cc: Jessica Henry
Subject: Re: proposed development at Schoettler road

Thank you Garry for your letter letting us know how you feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, so that your letter will be included as part of the public record for this project. Thank you for taking the time to let us hear from you.

Best regards,

Guy Tilman

Sent from my iPad

On Jun 2, 2016, at 1:48 PM, Garry Orf <garryorf@yahoo.com> wrote:

Bridget and Guy,

We live at 1317 Colony Way Ct, directly behind the proposed site for an apartment complex in Chesterfield. As part of the Preserve Schoettler group, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

I have several concerns about building an apartment complex basically on the corner of Schoettler and the highway.

1) Currently, traffic on Schoettler road is increasing on a daily basis and with the amount of land that is for sale near Logan College it will continue to do so. I live off Grantley and the only way to make a left turn into my subdivision at the moment is to move into on-coming traffic to see around the other car trying to make a left turn into the subdivision across the street. If this is the type of traffic help we can expect while adding an additional 500 cars moving in and out of Schoettler road we can expect accidents to tie up our traffic pattern daily.

2) We have already had one car totaled by a deer and by removing all the green space that these animals have left will certainly drive these animals out onto the roads in record numbers causing more trouble than they already do currently.

3) The Parkway School District is already suffering at the hands of a school board interfering with teachers who want to teach. Chesterfield needs to understand that building an apartment complex rather than housing conducive to families (single family homes) the school district will no longer have any students (or parents voting for

tax/bond issues) to support it's schools. It will become more difficult to sell the homes in our neighborhood without a school to support them.

4) The traffic noise from the highway is already loud enough, taking away our only barrier, the trees, will result in another negative for home resale. Not to mention, who will want to rent a "luxury" apartment that will bear the brunt of the traffic noise once those trees are cut down.

Please consider alternatives to build at this site that would not require rezoning and would not result in so many negatives for my family, neighbors, and community.

Respectfully,

Garry and Pat Orf
1317 Colony Way Ct
Chesterfield, MO 63017
314-306-3288

Jessica Henry

From: Guy Tilman
Sent: Sunday, June 05, 2016 8:08 PM
To: Grogan, Terry W
Cc: Jessica Henry
Subject: Re: Would you send Bob and my name also Thanks

Thank you Terry for your letter letting us know how you and your family feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, so that your letter will be included as part of the public record for this project. Thank you for taking the time to let us hear from you all.

Best regards,

Guy Tilman

Sent from my iPad

> On Jun 2, 2016, at 3:25 PM, Grogan, Terry W <terry.w.grogan@boeing.com> wrote:

>

> Dear Mayor Nation,

>

> My Parents - Betty & Bob Grogan (as well as myself) - are very much

> opposed to the proposed 280 Multi-Unit Development Plan at Schoettler and South Outer 40 roads.

>

> We are very much wanting you to vote AGAINST approving this Zoning Change, etc.

>

>

>

>

>

> The Grogan Family

> 14568 Crossway Court

> Chesterfield, MO 63017

>

>

> PS - We have also taken note the State Representative Sue Allen is supporting this and plan to vote against her in the next election!

>

>

>

> -----Original Message-----

> From: Robert Grogan [mailto:excalibur21@charter.net]

> Sent: Thursday, June 02, 2016 8:55 AM

> To: Grogan, Terry W

> Subject: Would you send Bob and my name also Thanks

>

>

>

> Sent from my iPhone

>
>

Jessica Henry

From: Guy Tilman
Sent: Sunday, June 05, 2016 9:12 PM
To: Christine Grogan
Cc: Jessica Henry
Subject: Re: Please vote AGAINST zoning changes

Thank you Christine for your letter letting us know how you feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, so that your letter will be included as part of the public record for this project. Thank you for taking the time to let us hear from you.

Best regards,

Guy Tilman

Sent from my iPad

> On Jun 4, 2016, at 1:36 PM, Christine Grogan <christine.e.grogan@gmail.com> wrote:
>
> Dear Mayor Nation,
>
> My family and I are very much opposed to the proposed 280 Multi-Unit Development Plan at Schoettler and South Outer 40 roads.
>
> We are very much wanting you to vote AGAINST approving this Zoning Change, etc.
>
> Sincerely,
>
> The Grogan Family
> 14736 Ladue Bluffs Crossing Drive
> Chesterfield, MO 63017
>
>
>

Jessica Henry

From: Christine Grogan <christine.e.grogan@gmail.com>
Sent: Saturday, June 04, 2016 1:37 PM
To: Bob Nation
Cc: Barry Flachsbart; Barbara McGuinness; Bridget Nations; Guy Tilman; Dan Hurt; Randy Logan; Tom DeCampi; Bruce DeGroot; Sue.Allen@house.mo.gov; Karen.Roach@senate.mo.gov; Jessica Henry
Subject: Please vote AGAINST zoning changes

Dear Mayor Nation,

My family and I are very much opposed to the proposed 280 Multi-Unit Development Plan at Schoettler and South Outer 40 roads.

We are very much wanting you to vote AGAINST approving this Zoning Change, etc.

Sincerely,

The Grogan Family
14736 Ladue Bluffs Crossing Drive
Chesterfield, MO 63017

Jessica Henry

From: Guy Tilman
Sent: Sunday, June 05, 2016 8:12 PM
To: Kelli Unnerstall
Cc: Jessica Henry
Subject: Re: Multi Family Development at North end of Schoettler Rd

Thank you Kelli for your letter letting us know how you feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, so that your letter will be included as part of the public record for this project. Thank you for taking the time to let us hear from you.

Best regards,

Guy Tilman

Sent from my iPad

> On Jun 2, 2016, at 4:12 PM, Kelli Unnerstall <chrisunnerstall@sbcglobal.net> wrote:

>

> Dear Council Members,

> I am writing in opposition of the multi-family development (apartment complex) being proposed at the intersection of Schoettler and South Outer 40. I live in The Seasons at Schoettler subdivision. Allowing this development to proceed would negatively impact the residential feel of the neighborhoods off of Schoettler and would also have a negative impact on traffic. Green space should be preserved by keeping the development to things such as a church or single family housing. I do not agree with the Comprehensive Plan and wish I would have been a resident when it was last revised so I could have stated my concerns. This development is out of character with Schoettler Rd and should not be allowed to proceed. Please vote "no" to this development.

>

> Sincerely,

> Kelli Herries Unnerstall

> 314-422-7009

LETTER OF OPPOSITION



to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Ricardo de Rojas Rivera, a Chesterfield resident living at 1934 Farm Valley Dr. Chesterfield, MO 63017.

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other Keep the area with only homeowners, who respect and take care of their surroundings.

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully, 

Phone: 417-665-1894

Email, Mail or Hand Deliver this signed letter to Jessica Henry:
Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Jun 06 2016

LETTER OF OPPOSITIONto Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

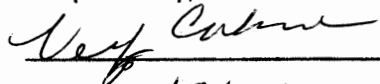
I am Vicky Cahill, a Chesterfield resident living at 2195 Parasol Dr.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,


_____Phone: 636-536-3763

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Jun 06 2016

Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

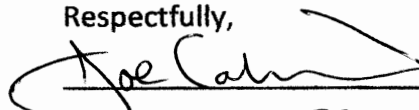
I am JOE CAHILL, a Chesterfield resident living at 2195 Parasol Dr.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 636-536-3763

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Jun 06 2016

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Sue Crotcher, a Chesterfield resident living at 14735 Mill Spring Dr.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Added pressure on Parkway schools, including Shenandoah Valley Elementary School, Parkway Central Middle School and Parkway Central High School
- A decrease in the market value of my home
- Increased traffic congestion, including during morning and evening commute times
- The destruction of green space and mature trees
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Sue Crotcher

Phone: 314-497-6821

Jun 06 2016

Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Betsy S. Breckneridge, a Chesterfield resident living at 15336 Grantley Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: Area becomes too transient

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Betsy S. Breckneridge

Phone: 636 346-5638

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Jessica Henry

From: Mary Lewis <mlewis63017@gmail.com>
Sent: Monday, June 06, 2016 9:19 AM
To: Jessica Henry
Subject: Letter of Opposition

Please find the attached Letter of Opposition for the proposed rezoning of the property located at Schoettler Road and 64/40.

Thank you for your time and consideration.

Hillard and Mary Lewis
14715 Greenleaf Valley Drive
Chesterfield, MO 63017



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom it May Concern:

I am Hillard e Mary Lewis, a Chesterfield resident living at 4715 Greenleaf Vly Dr. 63017.

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is **not consistent** with the broader intent of the Chesterfield Comprehensive Plan policies that states multiple-family residences tend to be **clustered together in large developments** near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, **isolated from single-family residences**.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other _____

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,
Mary Lewis
Phone: 636-537-0579

Email, Mail or Hand Deliver this signed letter to Jessica Henry:
Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION



to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am PETER DECK, a Chesterfield resident living at 14789 GREENLICH CT.

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is **not consistent** with the broader intent of the Chesterfield Comprehensive Plan policies that states multiple-family residences tend to be **clustered together in large developments** near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, **isolated from single-family residences**.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other _____

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,

Peter Deck

Phone: 314 495-0002

Email, Mail or Hand Deliver this signed letter to Jessica Henry:
Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Jun 06 2016

Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Daniel Breckenridge, a Chesterfield resident living at 15536 Grantley Drive. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Daniel Breckenridge

Phone: 636-532-4255

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Jessica Henry

From: Aimee Nassif
Sent: Monday, June 06, 2016 9:59 AM
To: J L Sherman; siproctor@aol.com; andharris731@charter.net; mktgminds@aol.com; dmidgley@cbgundaker.com; stevewu_2000@yahoo.com; merrell.hansen@bunnyhill-farm.com; wgeckeler@sbcglobal.net; amyn1@mac.com; Jessica Henry
Subject: RE: Proposed Development at Schoettler & South Outer 40 Roads

Good morning,

Thank you for sending these comments, which will be saved as part of the project file for this zoning petition and provided to the Planning Commission, City Council, and Mayor.

The next step for this zoning petition is to be scheduled for a vote meeting before the Planning Commission. This meeting has not yet been scheduled. All meeting agendas are posted on the City's website and may be accessed via the following web link: <http://www.chesterfield.mo.us/minutes-and-agendas.html>

You may also monitor this project on the City's Active Project Database, which serves to track the progress of each development project under review with the City. The project list is in alphabetical order, and information regarding this project is under the title P.Z. 03-2016 40 West Luxury Living (KU Development, LLC). <http://www.chesterfield.mo.us/active-projects.html>

Finally, please feel welcome to contact the project planner, Jessica Henry, should you have any additional questions regarding this project. her email address is jhenry@chesterfield.mo.us

Thank you,

Aimee

Aimee Nassif, AICP
Planning and Development Services Director
City of Chesterfield
ph 636-537-4749/ fax 636-537-4798

From: J L Sherman [warshafsky@hotmail.com]
Sent: Sunday, June 05, 2016 9:28 PM
To: Aimee Nassif; siproctor@aol.com; andharris731@charter.net; mktgminds@aol.com; dmidgley@cbgundaker.com; stevewu_2000@yahoo.com; merrell.hansen@bunnyhill-farm.com; wgeckeler@sbcglobal.net; amyn1@mac.com
Subject: Re: Proposed Development at Schoettler & South Outer 40 Roads

Dear Members of the Chesterfield Planning and Development Committee:

I, Janice Sherman, a resident of Chesterfield, living at 14641 Big Timber Lane in the Chesterfield Trails Subdivision off Schoettler Road

am writing to express my **concern** and **opposition** to the currently proposed development of the very large tract of land at Schoettler and

South Outer 40 Roads.

While I realize that this tract of land will be developed at some time in the future, I am primarily concerned about three things in regard

to the current request for rezoning to R-6 for the proposed apartment complex of seven buildings:

1. The proposed large apartment complex planned is not in character with the neighborhood and especially the contiguous homes. I feel that a less dense development of individual, cluster homes or villas would be more appropriate for the neighborhood.
2. Another problem is that cars at the intersection of Schoettler and South Outer 40 Road often start to enter the Outer Road and then decide not to proceed and the car in back runs into the first car. Visibility for access to the highway ramp is difficult due to the two or three lanes of traffic that approach that intersection right before access to Highway 40/64. Cars are going 50 miles an hour as they come down the Outer Road to enter the highway access.

3. There would be an increase of traffic to an already dangerous area of Schoettler Road. There is a dangerous curve

as cars approach South Outer 40 Road. Cars coming around the curve often have to stop

suddenly when they see that a car that has stopped to make a left turn onto Highcroft Drive.

Of course I hate to see trees and vegetation destroyed and wild animals displaced.

The animals have no place to go. A large vegetation buffer along Schoettler Road and Hay Barn and nearby homes would be preferable.

Please consider alternatives to the proposal that would not require rezoning and that would be safer, more thoughtful, and **consistent with the neighborhood and community.**

Sincerely,

Janice Sherman

RECEIVED
JUN - 6 2016
City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Sharon Winget, a Chesterfield resident living at 14763 Mill Spring Dr.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Sharon Winget
Phone: 636 532 8309

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this message to:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

RECEIVED

JUN - 6 2016

City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Mike Gardner, a Chesterfield resident living at 14615 Big Timber Ln, Chesterfield, MO. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Mike Gardner

Phone: 636-736-3061

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

JUN - 6 2016

City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Jennifer Gardner, a Chesterfield resident living at 14615 Big Timber Ln. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Jennifer Gardner

Phone: (573) 808-2857

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

JUN - 6 2016

City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Jodie L. Joseph, a Chesterfield resident living at 14859 Grantley Dr.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Other: All of these points above are tremendous casualties of this proposed development individually. When all are combined, it is very big & scary threat!

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Jodie L. Joseph
Phone: (636) 532-7544

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

RECEIVED
JUN - 6 2016
City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

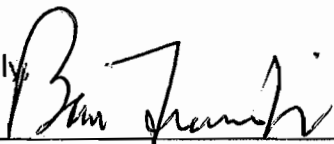
To Whom It May Concern:

I am BORIS TRIVUNOZA, a Chesterfield resident living at 14548 FAIRFIELD FARM DR.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

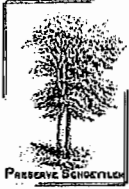
- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Phone: 314-614-3337

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

RECEIVED
JUN - 6 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

Beverly Strothkamp

I am _____, a Chesterfield resident living at
1902 Farm Valley Dr. Chesterfield, MO 63017

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is **not consistent** with the broader intent of the Chesterfield Comprehensive Plan policies that states multiple-family residences tend to be **clustered together in large developments** near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, **isolated from single-family residences**.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other *Property is "Bad Enough" getting out of my subdivision. (Westfield Farm)*

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,

Beverly Strothkamp

Phone: 314-560-5774

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

RECEIVED
JUN - 6 2016
City of Chesterfield
DEPARTMENT OF PUBLIC SERVICES

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

David Strothkamp

I am _____, a Chesterfield resident living at
1902 Farm Valley Dr. Chesterfield, MO 63017

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is **not consistent** with the broader intent of the Chesterfield Comprehensive Plan policies that states multiple-family residences tend to be **clustered together in large developments** near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, **isolated from single-family residences**.

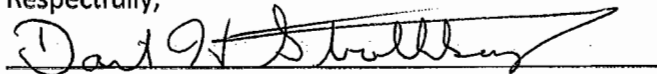
Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other _____

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,



Phone: 314-560-5774

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

to proposed rezoning and Development at Schoettler and South Outer 40 Roads

RECEIVED
JUN - 6 2016
City of Chesterfield
Department of Public Services

To Whom It May Concern:

I am Austin Parrish, a Chesterfield resident living at

15307 oaktree estates Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Austin Parrish

Phone: 636-922-3501

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

RECEIVED
JUN - 6 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

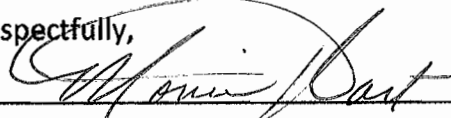
I am Monica L. HART, a Chesterfield resident living at 15317 Oaktree Estates Dr. Chesterfield, MO 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 314-616-5844

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

RECEIVED

JUN - 6 2016

City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am So Kim, a Chesterfield resident living at 1902 Broadfield Ct. Chesterfield, MO 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 314-662-1645

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

RECEIVED
JUN - 6 2016
City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Yang Kim, a Chesterfield resident living at 1902 Broadfield Ct, Chesterfield. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

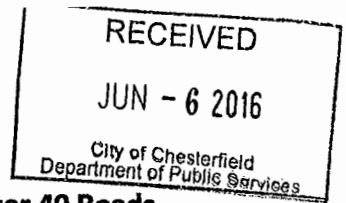
Respectfully,
Yang Kim

Phone: 314-814-4512

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION



to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Caden Kim, a Chesterfield resident living at 1902 Broadfield Ct. 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Caden Kim

Phone: 314-250-3277

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
590 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Jessica Henry

From: Gary-Rosie Fisher <fishgaro@gmail.com>
Sent: Monday, June 06, 2016 9:13 PM
To: Jessica Henry; Aimee Nassif; siproctor@aol.com; andharris731@charter.net; dmidgley@cbgundaker.com; mktgminds@aol.com; stevewu_2000@yahoo.com; merrell.hansen@bunnyhill-farm.com; wgeckeler@sbcglobal.net; amyn1@mac.com; Bridget Nations; Guy Tilman; Dan Hurt; Bob Nation
Subject: Schoettler Road and South Outer 40

Thank you for your attention to the matter of KU Development, LLC and Mills Properties' request to rezone the property at the corner of Schoettler Road and South Outer 40. We attended the meeting on May 23rd and heard many people speak to the credibility and honesty of the developer Tom Kaiman, which really was not the reason we were there. I never doubted that they are nice men. But they are businessmen, we look for vacant property in which they can invest their money in order to make more money. That's what they do for a living and we are confident that they are very successful at what they do.

Your job is to decide whether this is the *right place* for KU Development and Mills Properties to make that money or should they find another place that is already R6 where they can build this development.

Schoettler Road is heavily traveled all the time. Rush hour makes it difficult to get out of our subdivision of Westchester Place. It gets worse when traffic is stopped on 141, Clayton or Clarkson. That's when drivers reroute to Schoettler. If traffic is backed up on 40/64, you should see how South Outer 40 backs up! It's crazy! Would you please look at a police report for the last 2-3 years and see how many accidents have happened? Start with the intersection at the light at Chesterfield Parkway (we've almost been hit several times) where people start down Outer 40 toward Schoettler. Study the accidents all the way to Timberlake. Also take a look at how many tickets are given for speeding at this stretch of road. It may be an eye opener for us all.

We next heard speakers state that they want their visiting family to have a place to stay instead of a hotel. Correct me if I'm wrong but these aren't short stay, furnished rooms. These are 6-12 month lease apartments. So this development won't solve their problem.

We heard speakers state that Chesterfield needs more upscale apartments. Please remember that the 1 bedroom apartments are 800 sq. ft. and 53% of the development is 1 bedroom units. It seems, luxury living should include a garage. Only 10% will have a garage. On April 19th, Mr. Stock told residents that there would be no elevators. At the end of the meeting on May 23rd, all of a sudden that changed. When did that happen? Chesterfield has over 3,000 apartments and many are vacant. If these are built, many people will move out of their old apartments into these new 'luxury' apartments. Then Chesterfield will have more vacant apartments.

However, the fact is all of Schoettler is single family homes and this corner needs to be zoned for single family homes. We moved here in 1996. We have a wooded lot. What worries me is that the developer has a contingency contract on 15000 Outer 40/64. That property is connected to my backyard. Mr. Kaiman has sought to buy 1410 Schoettler and the property adjoining it. If you were

to rezone the corner to R6, that 280 apartment complex can grow from the corner of Schoettler to Westchester Place and can go all the way to my back yard. You will not be able to stop this development from growing. It will push Ms. Mastarakos out and drive our property values down. Any developer can come in and buy out 1410 Schoettler, 1420 Schoettler, the rest of Outer 40. Those of us remaining have declining property values and you destroy what we have spent years to build.

We have attached a photo that pinpoints the people who wrote letters in favor of the development in GREEN. The people who oppose the development are in RED. The number in opposition is growing too rapidly to keep track. By the time you read this, the map will be outdated. We both know that the letters in favor were written by businesses that will profit monetarily from the development. Please consider though that they will profit from the development if it were built on Swingley Ridge or Chesterfield Parkway. So location is not an issue for them. But it is for those of us who live on Schoettler.

We appreciate your service on the Planning and Zoning Committee. Your service is important to the city. We believe that you care about Chesterfield or you wouldn't sit on the Committee. We are not anti-progress. We just ask that you listen to the people that live on Schoettler and drive on Schoettler several times a day to the store and to work.

Chesterfield's Comprehensive Plan states:

-Multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods

-Multiple-family residences are typically, physically, and visually, isolated from single-family residences

- It is the goal of the Planning Commission to preserve existing neighborhoods

We ask that you preserve our existing neighborhood. With one stroke of a pen, you have the power to destroy it or preserve it.

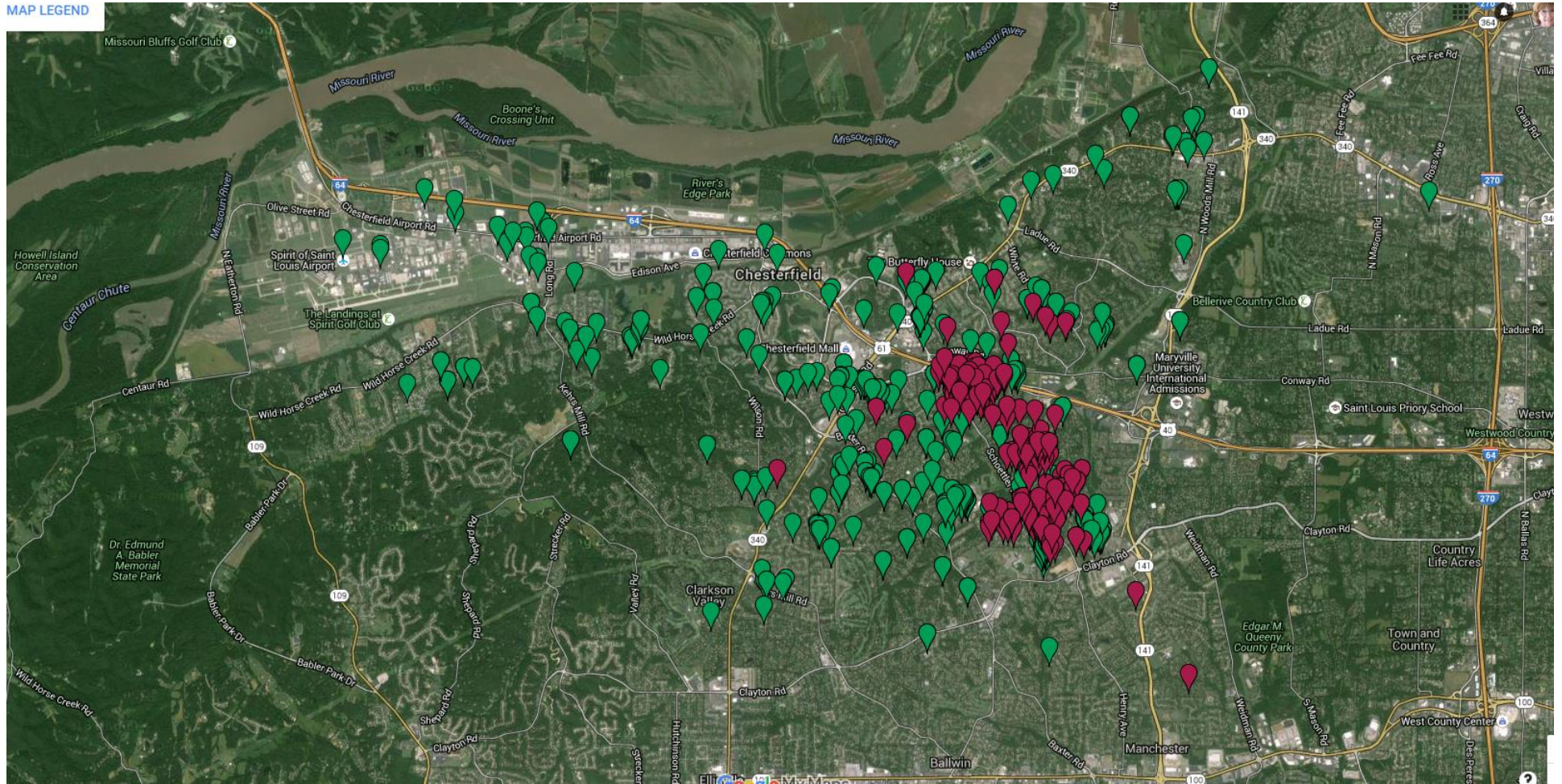
We love our home. Schoettler Road is currently a lovely drive and a beautiful place to live. Take a drive down Schoettler this week and enjoy it. Then drive back down it again and imagine what it would become with R6 zoning. Please don't let that happen.

Respectfully,

Gary and Rosie Fisher

1300 Colony Way Ct. 63017

MAP LEGEND



RECEIVED
City of Chesterfield

Jun 07 2016

Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

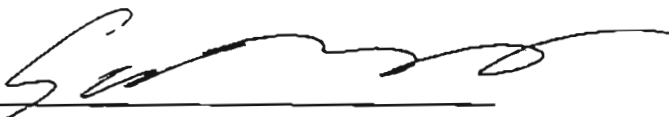
I am Sa Gong a Chesterfield resident living at 1906 Shadow Wood Ct. 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

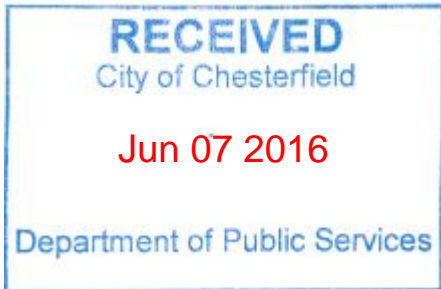
Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 858-405-2161

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email Mail or Hand Deliver this signed letter to Jessica Henry:



City Planner
Development Services Division
Highway West
63017
chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Chen Luo, a Chesterfield resident living at 14797 Chesterfield Trails Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

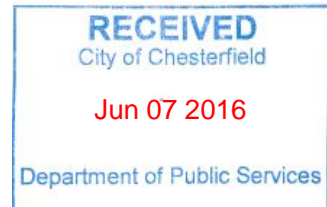
- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Chen Luo

Phone: 314-326-1550



Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Tiangong Sun, a Chesterfield resident living at 14797 Chesterfield Trails Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

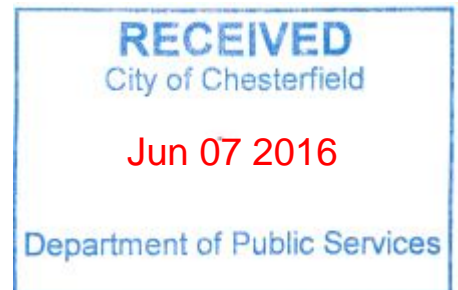
- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 314-484-9496



Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Jingun Yuan, a Chesterfield resident living at 1906 shadow Wood Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Jingun Yuan

Phone: 858-405-1261

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Ann Vevegoni James, a Chesterfield resident living at 15321 Grantley Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Other: That intersection - Schoettler @ S. 40 is already difficult to get on/off at morning & evening rush hour - Add another 500+ people to the

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

traffic will cause major backups & all death. Schoettler is a 2 lane road. Please save a beautiful area with mature trees that is also home to countless animals

Respectfully,
Ann Vevegoni James
Phone: 314-401-6824

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

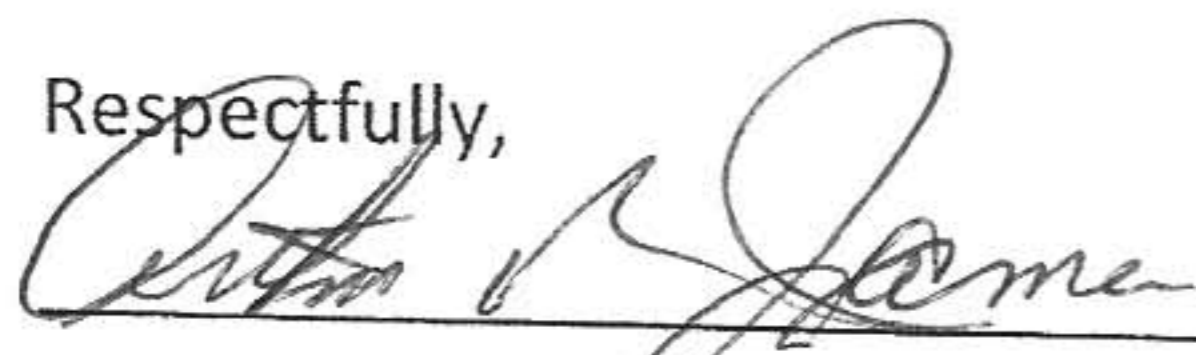
I am ART JAMES, a Chesterfield resident living at 15321 GRANTLEY Dr.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 314.308.7310

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Jessica Henry

From: Amy <blickpharmd@hotmail.com>
Sent: Tuesday, June 07, 2016 10:37 AM
To: siproctor@aol.com; andharris731@charter.net; mktgminds@aol.com;
dmidgley@cbgundaker.com; steviewu_2000@yahoo.com; merrell.hansen@bunnyhill-farm.com; wgeckeler@sbcglobal.net; amyn1@mac.com; info; Bob Nation; Bruce DeGroot; Tom DeCampi; Randy Logan; Dan Hurt; Guy Tilman; Bridget Nations; Barbara McGuinness; Barry Flachsbart; Jessica Henry
Subject: Preservation of Schoettler Road in Chesterfield

Dear All,

I am writing to you as a concerned homeowner on Schoettler Road in Chesterfield. I am adamantly opposed to the proposed apartment complex development to be located at Schoettler Road & South Outer 40. I urge you to vote "NO" on this proposal and preserve the integrity of our single-family home neighborhoods.

I have lived in the Scarborough West neighborhood since 2007. I have noticed a dramatic increase in traffic along Schoettler Road with the expansion of commercial businesses along Clayton Road and am already concerned how traffic patterns will again increase with the completion of the extensive building project at the corner of Clayton & Schoettler. Adding a large-scale apartment complex to this already dangerous intersection at Schoettler/40 will only cause additional complications for those living in the surrounding areas.

Additionally, we have already lost a significant amount of green space in this area with the multiple construction projects. We moved to Chesterfield in 2007 in order to have an environment rich with wildlife in a park-like setting. Please do not allow for the destruction of one of the last undisturbed areas in our neighborhood. Destroying these limited parcels of green space in order to allow for increased TRANSIENT housing will only serve to decrease our property values and will certainly drive many residents out of this area.

Please do not support this proposal and vote "NO" in order to protect your neighbors.

Sincerely,
Dr. Amy L. Blickensderfer
14720 Chermore Drive
Scarborough West
Chesterfield, MO 63017

Jessica Henry

From: Jaime Sprowls <jaimesprows@gmail.com>
Sent: Tuesday, June 07, 2016 3:36 PM
To: Jessica Henry
Subject: Letter of Opposition

Dear Jessica Henry,

My name is Jaime Sprowls and my husband, David Sprowls, and I are writing in opposition of the proposed rezoning and development of property at Schoettler and Highway 40. David and I both grew up in Chesterfield. As a young married couple we decided to purchase our first home in Webster Groves. After 7 years in Webster and 2 children later, we recently made the decision to move our family back to Chesterfield and are closing on our home in Seasons at Schoettler June 15. As we move into our new home and neighborhood, we are shocked and extremely disappointed to learn of the proposed rezoning and development of the large multi-family development so close to our home. We stand in strong opposition for the following reasons:

-We selected this area due to the feeling of neighborhood community. We feel that a large apartment complex will negatively impact the character and community environment in which we want to raise our children.

-After purchasing our home for asking price because we felt such a strong desire to live in this neighborhood, we are extremely worried about the negative impact that this development will have on our home's market value.

-At already dangerous intersections (I personally have been involved in an accident at Chesterfield Parkway and Highway 40, which is how residents exiting 40 west will access these apartments), we are very concerned about how the increase in cars will cause even more accidents and traffic.

-We chose this neighborhood over many others largely because of the assigned schools. We worry that the large number of residents in these multi-family dwellings will negatively impact the quality of education for our children at Shenandoah Elementary.

Multi-family dwellings are not consistent with the single-family homes in the area and only single-family homes should be built in this area. Please DO NOT rezone this property to R6.

Respectfully,
Jaime and David Sprowls

Phone: 314-606-7430

Sent from my iPhone

Jessica Henry

From: Chuck Dietrich <cdiet85@hotmail.com>
Sent: Tuesday, June 07, 2016 10:02 PM
To: Jessica Henry
Subject: Schoettler Road Re-zoning Proposal

Dear Ms. Henry,

I am writing to voice my strong opposition to the proposed re-zoning request on Schoettler Road in Chesterfield. As a resident of Scarborough West since 2007, I am requesting that you preserve the integrity of our single-family home neighborhoods and the quality of life that we currently enjoy as home owners by maintaining the current zoning.

The proposed apartment complex with multi-dwellings is clearly at odds with the Comprehensive Plan which is intended to preserve our neighborhoods. Allowing for the construction of a large-scale apartment complex will most certainly diminish our property values through the loss of green space, the impact to the native wildlife, the increased traffic, and the introduction of a high density of transient residents.

I urge the planning commission and voting members to keep the current zoning on Schoettler Road in order to prevent the destruction of our neighborhood.

Sincerely,
Dr. Charles R. Dietrich
Scarborough West Neighborhood
Chesterfield, MO

Sent from my iPad

Jessica Henry

From: Phil Jones <phil@philjonespuresound.com>
Sent: Tuesday, June 07, 2016 4:57 PM
To: Jessica Henry
Subject: Development of Schoetler and South Outer 40 roads

Importance: High

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Philip K Jones, a Chesterfield resident living at 14708 Windsor Valley Court, Chesterfield. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Please consider alternatives to the proposal that would result in fewer negatives for my family,

Jessica Henry

From: Tom Souders <tfs1977@gmail.com>
Sent: Wednesday, June 08, 2016 11:02 AM
To: Jessica Henry
Cc: Aimee Nassif; andharris731@charter.net; mktgminds@aol.com; dmidgley@cbgundaker.com; steviewu_2000@yahoo.com; merrell.hansen@bunnyhill-farm.com; wgeckeler@sbcglobal.net; amyn1@mac.com
Subject: Letter of Opposition, Proposed Rezoning and Dev at Schoettler & S. Outer 40 Road
Attachments: Letter of Opposition.pdf

To:
Jessica Henry - Project Planner, & Planning and Development Committee
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Hello Jessica,

Attached is my signed letter of opposition to the proposed rezoning and development of the properties at Schoettler and South Outer 40 roads. As President of the Hunters Point Home Owners Association, I have encouraged all my neighbors to also submit their opposition letters and sign the petition that the 'Preserve Schoettler' organization has created.

I fully agree with the negative impacts as bulleted on this opposition letter and hope your organization will not rezone for these reasons. Schoettler road's single family neighborhoods are one of nicest areas in Chesterfield. When my wife and I decided to invest in and move to this area, we assumed the City of Chesterfield held the same view of the Schoettler road area and would ultimately disallow such apartment complex development proposals. We certainly hope that is the case in the end.

Also, I do not understand how this rezoning could be approved as it is **not consistent** with the Chesterfield's Comprehensive Plan that states:

- multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, **as opposed to being scattered throughout neighborhoods**
- multiple-family residences are typically, physically, and visually, **isolated from single-family residences**
- it is the goal of the Planning Commission to **preserve existing neighborhoods**

I can be reached at the contact information below and would be happy to engage in a discussion. Thank you.

Best regards,

Tom Souders
President of Hunters Point HOA
14600 Hunters Point
Chesterfield, MO 63017
314-623-9217

LETTER OF OPPOSITION



to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Thomas Souders, a Chesterfield resident living at
14600 Hunters Point, Chesterfield, MO 63017

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

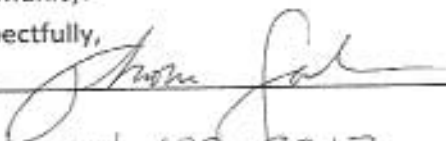
Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character
- A decrease in the market value of my home
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents
- This type of apartment complex does not fit into the single family neighborhood
- Once the property is rezoned, the developer can change the original concept within the approved R6 zoning

Other _____

Please DO NOT rezone this site to R6. Once the property is rezoned, a developer can change the original concept within the approved R6 zoning. Single family construction fits within this neighborhood and community.

Respectfully,



Phone: 314-623-9217

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Jessica Henry

Subject: FW: Please don't destroy my neighborhood

From: Danielle [mailto:DaniellePetty@hotmail.com]

Sent: Wednesday, June 08, 2016 1:46 PM

To: Jessica Henry <JHenry@chesterfield.mo.us>; Tom DeCampi <TDeCampi@chesterfield.mo.us>; Bruce DeGroot <BDeGroot@chesterfield.mo.us>; Barry Flachsbart <BFlachsbart@chesterfield.mo.us>; Barry Flachsbart <BFlachsbart@chesterfield.mo.us>; Bridget Nations <bridget.nations@chesterfield.mo.us>; Guy Tilman <GTilman@chesterfield.mo.us>; Dan Hurt <DHurt@chesterfield.mo.us>; Randy Logan <RLogan@chesterfield.mo.us>; info <info@chesterfield.mo.us>

Subject: Fw: Please don't destroy my neighborhood



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Danielle Petty, a Chesterfield resident living at 1457 Asterwood Ct, Chesterfield.

As part of the PRESERVE SCHOETTLER group, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

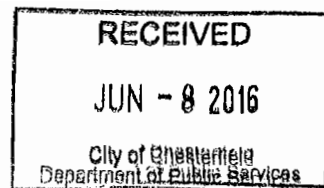
My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64 and causing accidents.
- This type of apartment complex does not fit into the single family neighborhood surrounding it.
- Once the property is rezoned to R6, a different developer could come in and change the building to many various types of structures.
- Other: increased traffic on Schoettler, increase of children attending Shenandoan Valley Elem school.

Please consider alternatives to build at this site that would not require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,

Danielle Petty
Phone: 515-779-0788
daniellepetty@hotmail.com



TO PROPOSED REZONING & DEVELOPMENT at SCHOETTLER & SO. OUTER 40 ROADS

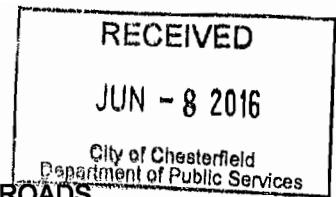
To Whom It May Concern:

I am a 39 year Chesterfield resident. We moved out here because of its beauty and open space. Chesterfield was a young, vibrant, growing, community. Since the beginning I have been concerned for the preservation of its green space and trees. I am writing to express my **opposition** to the proposed rezoning and development of property at Schoettler and Outer 40 roads. The increased traffic congestion will add to an already dangerous driving situation on Schoettler and So. Outer 40/64 road. I am for preserving our existing neighborhoods while creating **quality** new ones. The city should support neighborhood and historic preservation, provide buffers for existing neighborhoods, **designate appropriate** locations for various residential densities and identify **proper** subdivision design characteristics.

280 Units, only 28 Garage Parking spots (10%) Mostly street parking, 400+ Residents, 2 to 4 Story Buildings, No elevator, (1) Complex "Emergency Exit" only (?) onto Schoettler, Only 30% Remaining Tree Stand, Units are built for "Young Single Professionals", Builder Traffic Study states an increase in vehicle traffic of **ONLY +145** cars out of **280** young single professional units...does not reflect "Luxury" living and really concerns me about the loss of our city's Comprehensive Plan. The negative impact on my neighborhood and surrounding area is concerning. The loss of trees which help to buffer the already loud highway traffic noise, creating a concrete jungle, would decrease all homes value. Please consider alternative, single family homes, for this site and keeping the continuity of our area.

HENRY PECHERSKI  1724 Heffington Dr
Chesterfield MO 63017

Jessica Henry, Project Planner
Planning & Development Services Division
City of Chesterfield



TO PROPOSED REZONING & DEVELOPMENT at SCHOETTLER & SO. OUTER 40 ROADS

To Whom It May Concern:

I am a 39 year Chesterfield resident. We moved out here because of its beauty and open space. Chesterfield was a young, vibrant, growing, community. Since the beginning I have been concerned for the preservation of its green space and trees. I am writing to express my **opposition** to the proposed rezoning and development of property at Schoettler and Outer 40 roads. The increased traffic congestion will add to an already dangerous driving situation on Schoettler and So. Outer 40/64 road. I am for preserving our existing neighborhoods while creating **quality** new ones. The city should support neighborhood and historic preservation, provide buffers for existing neighborhoods, **designate appropriate** locations for various residential densities and identify **proper** subdivision design characteristics.

280 Units, only 28 Garage Parking spots (10%) Mostly street parking, 400+ Residents, 2 to 4 Story Buildings, No elevator, (1) Complex "Emergency Exit" only (?) onto Schoettler, Only 30% Remaining Tree Stand, Units are built for "Young Single Professionals", Builder Traffic Study states an increase in vehicle traffic of ONLY +145 cars out of 280 young single professional units...does not reflect "Luxury" living and really concerns me about the loss of our city's Comprehensive Plan. The negative impact on my neighborhood and surrounding area is concerning. The loss of trees which help to buffer the already loud highway traffic noise, creating a concrete jungle, would decrease all homes value. Please consider alternative, single family homes, for this site and keeping the continuity of our area.

DONNA PECHERSKI *Donna Lecherski* 1724 HEFFINGTON DR 63017
CHESTERFIELD, MO.

Jessica Henry, Project Planner
Planning & Development Services Division
City of Chesterfield

LETTER OF OPPOSITION

RECEIVED
JUN - 8 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Ms. Toby C. Keane, a Chesterfield resident living at 15354 Grantley Dr.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: We value our mature trees & green space & nature that surrounds us, along with the peace & quiet that property provides!

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

as well as the animals who will be displaced.

Respectfully,

Toby C. Keane

Phone: 636-537-5909

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

06-08-16 13:15 IN

LETTER OF OPPOSITION

RECEIVED

JUN - 8 2016

City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am THOMAS J. GARNETT, a Chesterfield resident living at 15357 OAKTREE ESTATES DR. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: THE HIGH NUMBER OF ONE BEDROOM UNITS WILL CAUSE THE DEVELOPMENT TO BE VERY TRANSIENT WHICH WILL INCREASE THE CRIME RATE.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Thomas J. Garnett

Phone: 636-536-9540

To Whom It May Concern:

RECEIVED

JUN - 8 2016

City of Chesterfield
Department of Public Services

I am Kaurosh Mabl, a Chesterfield resident living at

15345 BATESVILLE CT. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Kaurosh Mabl

Phone: 636)530-9729

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

To Whom It May Concern:

I am Mohammad Mabl, a Chesterfield resident living at 15345 BATESVILLE CT. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

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JUN - 8 2016
City of Chesterfield
Department of Public Services

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: Traffic, CAR accident,

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

moe mabl

Phone: 636)530-9729

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

To Whom It May Concern:

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JUN - 8 2016

City of Chesterfield
Department of Public Services

I am Fariba Zabetian, a Chesterfield resident living at

13345 BATESVILLE CT. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

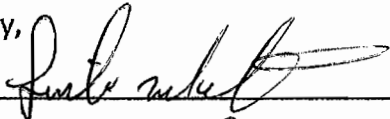
My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Other: We've already have enough CAR Accident every morning at the corner of Schoettler & S. outer 40

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 636) 530-9729

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

RECEIVED
JUN - 8 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Beverly M. Waitz, a Chesterfield resident living at
14663 MALLARD LAKE DR.

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other Impact on Parkway Schools & tax base on Apt.
vs. Individual homes

Living in Townes 19 yrs ^{to} Morning traffic would be horrible
on Outer RD + 64

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,

Beverly M. Waitz
Phone: 636-519-8517

Email, Mail or Hand Deliver this signed letter to Jessica Henry:
Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West Chesterfield, MO
63017 jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

JUN - 8 2016

City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Dianne Goldmann, a Chesterfield resident living at 4 Georgetown Road. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: destroying the integrity of our neighborhood,

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

D Goldmann

Phone: 314-223-0069

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION

JUN - 8 2016

City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

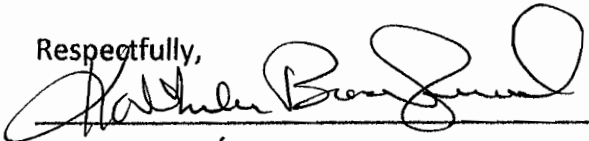
I am Kathleen Bradford, a Chesterfield resident living at 15365 Oaktree Estates Drive. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,



Phone: 314-780-3001

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

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JUN - 8 2016
City of Chesterfield
Department of Public Services

To Whom It May Concern:

I am Jacqueline Dohn, a Chesterfield resident living at 14637 Oak Orchard Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Jacqueline Dohn
Phone: 636-532-0317 or 314-497-8949

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

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JUN - 8 2016

City of Chesterfield
Department of Public Services

To Whom It May Concern:

I am HERMAN C. MARTINEZ, a Chesterfield resident living at 15349 Batesville Court. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: Unwanted traffic at Schoettler & So. Outer 40.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

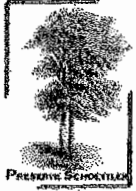
Respectfully,

Herman C. Martinez

Phone: 636-728-0282

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

RECEIVED
JUN - 8 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Joan Bishop Schmidt, a Chesterfield resident living at
14796 Kimberbluff Dr Chesterfield.

As part of PRESERVE SCHOETTLE, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

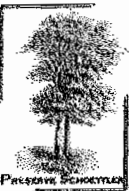
Other there have been many accidents at Kimberdale Manor Parkway

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,

Joan Bishop Schmidt
Phone: (636) 552-1836

Email, Mail or Hand Deliver this signed letter to Jessica Henry:
Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West Chesterfield, MO
63017 jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

RECEIVED
JUN - 8 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am CAROLYN SHERMAN, a Chesterfield resident living at

1622 Timberlake Manor Pky

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

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- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other All of the above but we need an environmental study. The trees remove pollutants from motor vehicles, the open ground provides drainage of ground water. Why not plan a walking park that everyone benefits from. Not the greed & profits of business, I am not a tree hugger but this development STINKS!!

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community. Amen!

Respectfully,

Carolyn A. Sherman

Phone: 636-778-9994

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West Chesterfield, MO
63017 jhenry@chesterfield.mo.us

The open space with trees is a natural sound barrier

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JUN - 8 2016
City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Charles Harris, a Chesterfield resident living at 1504 ROYAL CREST CT, CHESTERFIELD, MO. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: We already live right next the highway
We don't need this with that many people.

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,
Charles D. Harris
Phone: 636-536-2298

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

RECEIVED
JUN - 8 2016
City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION



to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Mr + Mrs. Louis O'Brien, a Chesterfield resident living at 14783 Greenleaf Valley, Chesterfield, MO 63017

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is **not consistent** with the broader intent of the Chesterfield Comprehensive Plan policies that states multiple-family residences tend to be **clustered together in large developments** near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, **isolated from single-family residences**.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other These 6 reasons - Say it all!!

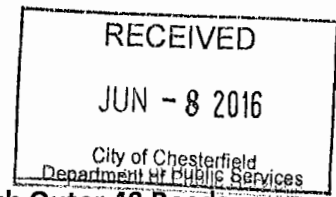
Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully, Louis J. O'Brien

Phone: 636-532-8903

Email, Mail or Hand Deliver this signed letter to Jessica Henry:
Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

LETTER OF OPPOSITION



to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am David Wallace, a Chesterfield resident living at 15354 Grantley Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

David Wallace
Phone: 636 519-0309

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

06-08-16 13:15 IN

JUN - 8 2016

City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Melissa Wallace, a Chesterfield resident living at 15354 Cranley Dr.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road. — *Dangerous Intersection! Accidents weekly!*
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Melissa Wallace

Phone: 636-519-0309

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

06-08-16 13:15 IN

Jessica Henry

From: jmiddlet@charter.net
Sent: Wednesday, June 08, 2016 2:24 PM
To: Jessica Henry; Bob Nation; Barry Flachsbart; Barbara McGuinness; Bridget Nations; Guy Tilman; Dan Hurt; Randy Logan; 'tdecamp@chesterfield.mo.us'; Bruce DeGroot; 'Sue.Allen@house.mo.gov'; 'Karen.Roach@senate.mo.gov'
Subject: Opposition to P.Z., 03-2016 40 West Luxury Living Development

1517 Royal Crest Court
Chesterfield, Missouri 63017
June 8, 2016

To Whom It May Concern:

I have never written a letter to a government official regarding a planned development, but I feel the 40 West Luxury Living development proposal warrants a letter of opposition at this time. My wife, daughter, and I live at 1517 Royal Crest Court in the Royal Wood subdivision, just east of the planned development.

The development is poorly conceived and an insulting affront to the current residents of Chesterfield based upon the following:

- It totally subverts and transgresses the feel and tone of Chesterfield, a long-standing, beautiful and elegant community of single-family homes.
- It will induce conceivably monumental gridlock at the Schoettler Road – South Outer 40 Road – Chesterfield Parkway intersections.
- It will totally erode one of the last beautiful landscapes remaining in Chesterfield along the South Outer 40 Road.

Are we going to fall prey to the insidious toxicity of runaway over-development of our community, all in the name of egregious greed and another lucrative opportunity for disinterested, uncaring developers? No current or future Chesterfield resident prospers in this project.

Please consider the livelihood and investment of current Chesterfield residents and kindly do not grant the acceptance of the project to proceed.

Sincerely,

Jim Middleton
636-328-2539
jmiddlet@charter.net

Jessica Henry

From: Jeanette Piromsuk <JPNECKCAR@msn.com>
Sent: Thursday, June 09, 2016 6:59 AM
To: Jessica Henry
Subject: Rezoning at Schoettler and South Outer 40

Ms. Jessica Henry:

I am Jeanette Piromsuk, a Chesterfield resident living at 15333 Grantley Drive. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. My opposition is based on the following potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- Decrease in market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler and South 40-64 Outer Road.
- Destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road and Highway 40-64

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Jeanette Piromsuk

636-778-0667



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Mary Wagnitz, a Chesterfield resident living at
15345 Schoettler Road.

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other _____

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,

Mary Wagnitz

Phone: 6/9/16

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

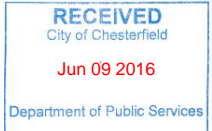
Jessica Henry

From: Mary Arentsen <arentsen2@gmail.com>
Sent: Thursday, June 09, 2016 7:24 AM
To: Jessica Henry
Subject: zoning request
Attachments: zoning.pdf

I am in opposition to the proposed rezoning at the intersection of Schoettler Rd and South Outer Forty. A multi unit apartment complex is not consistent with the single family neighborhood in that area. Placing an apartment complex in a residential area is not consistent with the Chesterfield Comprehensive Plan that states multi-family residences should be located near commercial and office rather than in residential neighborhoods. See my attached letter of opposition

Mary Wagnitz

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads



To Whom It May Concern:

I am Steve Bruce, a Chesterfield resident living at 1759 Heffington Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

A handwritten signature in black ink, appearing to read "S. Bruce".

Phone: 314-910-8100

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

RECEIVED

City of Chesterfield

Jun 09 2016

Department of Public Services

To Whom It May Concern:

I am Tamara Bruce, a Chesterfield resident living at 1759 Heffington Dr.. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Tamara Bruce

Phone: 314-651-3005

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

RECEIVED

JUN - 9 2016

City of Chesterfield
Department of Public Services

To Whom It May Concern:

I am Zhoumou Chen, a Chesterfield resident living at 1706 Heffington Drive, Chesterfield, MO 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: Crowd, noise, extremely cold or hot, not safe etc

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Phone: 314-458-1569

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

West Ridge Estates

RECEIVED

JUN - 9 2016

City of Chesterfield
Department of Public Services

TO PROPOSED REZONING & DEVELOPMENT at SCHOETTLER & SO. OUTER 40 ROADS

To Whom It May Concern:

I am a 17 year Chesterfield resident. We moved out here because of its beauty and open space. Chesterfield was a young, vibrant, growing, community. Since the beginning I have been concerned for the preservation of its green space and trees. I am writing to express my **opposition** to the proposed rezoning and development of property at Schoettler and Outer 40 roads. The increased traffic congestion will add to an already dangerous driving situation on Schoettler and So. Outer 40/64 road. I am for preserving our existing neighborhoods while creating **quality** new ones. The city should support neighborhood and historic preservation, provide buffers for existing neighborhoods, **designate appropriate** locations for various residential densities and identify **proper** subdivision design characteristics.

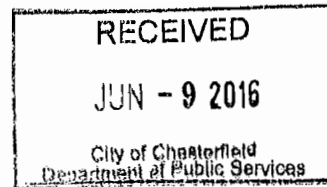
280 Units, only 28 Garage Parking spots (10%) Mostly street parking, 400+ Residents, 2 to 4 Story Buildings, No elevator, (1) Complex "Emergency Exit" only (?) onto Schoettler, Only 30% Remaining Tree Stand, Units are built for "Young Single Professionals", Builder Traffic Study states an increase in vehicle traffic of ONLY +145 cars out of 280 young single professional units...does not reflect "Luxury" living and really concerns me about the loss of our city's Comprehensive Plan. The negative impact on my neighborhood and surrounding area is concerning. The loss of trees which help to buffer the already loud highway traffic noise, creating a concrete jungle, would decrease all homes value. Please consider alternative, single family homes, for this site and keeping the continuity of our area.

Jielin Qiao at 1706 Heffington Dr. Chesterfield MO 63017

Jessica Henry, Project Planner
Planning & Development Services Division
City of Chesterfield

West Ridge Estates

May 12th, 2016



City of Chesterfield

690 Chesterfield Parkway West

Chesterfield, MO 63017

CC: Bridget Nations, Guy Tilman

RE: Ward Two – 40 West Luxury Living

To whom it may concern:

This letter represents my opposition to the change of zoning to R-6 for new multi-family development at Haybarn Lane and Schoettler Road. This change would make way for the '40 West Luxury Living' project that is currently under review. As a resident of Scarborough West neighborhood located off Schoettler Road; the below list represents only a fraction of my concerns.

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

Sincerely,

A handwritten signature in black ink, appearing to read "David Hotard".

David Hotard

Scarborough West Resident



LETTER OF OPPOSITION

RECEIVED
JUN - 9 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Bruce Butterfield, a Chesterfield resident living at

The Townes/Thousand Oaks - 14610 Mallard Lake Dr., Chesterfield, MO. 63017

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other _____

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,

Bruce Butterfield

Phone: 636-53676276

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West Chesterfield, MO
63017 jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

RECEIVED
JUN - 9 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Marlene Lischwe, a Chesterfield resident living at 14703 Deerhorn Dr. Chesterfield, MO 63017 Greenleaf Estates for 29 years

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is **not consistent** with the broader intent of the Chesterfield Comprehensive Plan policies that states multiple-family residences tend to be **clustered together in large developments** near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, **isolated from single-family residences**.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other Think of the increased noise!

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,

Marlene Lischwe
Phone: 314-402-6530

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

RECEIVED
JUN - 9 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Daniel Lischwe, a Chesterfield resident living at
14703 Deerhorn Dr. Greenleaf Estates

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is **not consistent** with the broader intent of the Chesterfield Comprehensive Plan policies that states multiple-family residences tend to be **clustered together in large developments** near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, **isolated from single-family residences**.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other _____

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully, Daniel Lischwe

Phone: 636 537 4074

Email, Mail or Hand Deliver this signed letter to Jessica Henry:
Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

RECEIVED
JUN - 9 2016
City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION



to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am William D. Kline, a Chesterfield resident living at

1908 Broadfield Ct Chesterfield

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is **not consistent** with the broader intent of the Chesterfield Comprehensive Plan policies that states multiple-family residences tend to be **clustered together in large developments** near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, **isolated from single-family residences**.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other _____

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,

Phone: 636-532-2067

Email, Mail or Hand Deliver this signed letter to Jessica Henry:
Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Jessica Henry

From: Maureen <trompetermaureen@gmail.com>
Sent: Thursday, June 09, 2016 3:52 PM
To: Jessica Henry; Dan Hurt
Cc: Aimee Nassif
Subject: Proposed Rezoning Schoettler & S Outer 40

From: Maureen Trompeter

Subject: Letter of Opposition, Proposed Rezoning and Dev at Schoettler & S. Outer 40 Road

To:
Jessica Henry - Project Planner, & Planning and Development Committee
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Hello Jessica and Dan,

Both my husband and I have signed letter of opposition to the proposed rezoning and development of the properties at Schoettler and South Outer 40. I am encouraging all my neighbors to also submit their opposition letters and sign the petition that the 'Preserve Schoettler' organization has created.

I fully agree with the negative impacts as bulleted on the opposition letter and hope your organization will not rezone for these reasons. Schoettler Road's single family neighborhoods are one of nicest areas in Chesterfield. My husband I moved off Schoettler Road 23 years ago. Our first home was on Hunters Point and we lived there for 20 years. When we decided to move three years ago, and after searching for a new home, we realized we loved living off Schoettler Road because of its family feel. We decided to reinvest and bought a home in the Seasons of Schoettler. We assumed the City of Chesterfield held the same view of the Schoettler Road area and would ultimately disallow such an apartment complex development proposal. Both my daughter and I run/walk along Schoettler alone as do our neighbors. In addition, there are multiple children, under the age of 16, who walk alone or with a friend to the restaurants and shops off Clayton Rd. My wish is that you consider the safety of a single family area. We certainly hope that is the case in the end.

Also, I do not understand how this rezoning could be approved as it is **not consistent** with the Chesterfield's Comprehensive Plan that states:

- multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, **as opposed to being scattered throughout neighborhoods**
- multiple-family residences are typically, physically, and visually, **isolated from single-family residences**
- it is the goal of the Planning Commission to **preserve existing neighborhoods**

I can be reached at the contact information below and would be happy to engage in a discussion. Thank you.

Best regards,

Maureen and David Trompeter
9 Summer Blossom Ct
Chesterfield, MO 63017

314-473-4665

Sent from my iPad

Jessica Henry

From: Dan and Donna Corder <thecorders@hotmail.com>
Sent: Thursday, June 09, 2016 8:26 PM
To: Jessica Henry
Subject: Apartment rezone

Regarding the petition to rezone land for an apartment complex at Schoettler and South Outer 40, I am very concerned about apartments being built because of public safety and traffic safety issues. I know that the proposed project will decrease my property values. I know the beautiful trees that quite the highway traffic noise will be cut down. I know these trees decrease storm water runoff and air pollution. But, some things are more important than home values and trees.

As a long time homeowner of a home on Heffington, I will be two blocks from the proposed apartment complex. When this proposed project is being considered, I would like consideration to be given to the current traffic issues surrounding Highcroft School. School children use the school grounds year-round. They walk to the school to go to school or the bus stop at the school. They walk to school to use the playground and basketball hoops. They rollerblade and bike the grounds. On snow days, they sled the hill on the back of the school. They walk to evening scout events. Their safety should be important when a new project that brings several hundred more cars to the area is being proposed.

Currently, Highcroft School has only enough parking for school staff. Visitors to the school often park on Highcroft Drive or Heffington. Parents picking up or delivering children to school often back up off the parking lot and sit on Highcroft Drive waiting to get on the school lot and make their pickup or drop-off. This congestion is happening with the current traffic patterns. When traffic increases for the proposed apartment complex, problems will be multiplied. Recently, I spent more than 5 minutes waiting behind school parents on Highcroft Drive as I tried to get home on Heffington. Occasionally school events bring family members of the school children to school. When this happens, Highcroft Drive and surrounding streets are parked full of cars on both sides of the streets. I suspect that a fire truck could not get down our street because it is not wide enough to allow two parked cars and a fire truck. This problem should be address before any additional traffic is added to the neighborhood congestion. Perhaps a no parking zone could be enforced on Highcroft and Heffington or the streets could be widened or Highcroft Drive could be made a one way street.

Highcroft Ridge School is very aware of the traffic congestion. This year they sent homeowners in the area a postcard warning them of the traffic issues. A copy of the postcard follows this note.

Currently, Schoettler Road has a dangerous curve between Hay Barn and Highcroft Drive. I have noticed traffic accidents on several occasions at Highcroft and Schoettler. I have been rear-ended at this intersection. Research should be done to determine the number and frequency of accidents in this area. We all know that the accident rate will increase with increased traffic.

Please keep the current zoning as it is. This property was zoned correctly when it was zoned single family.

Thank you for your consideration.

Donna Corder
1753 Heffington Dr.

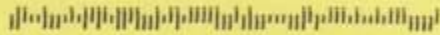
SAINT LOUIS MO 630

27 MAY 2016 PM 6 L

Highcroft Ridge Elementary
Summer School
15380 Highcroft Dr
Chesterfield, MO 63017



Supportive Neighbor
1753 Heffington Dr
Chesterfield, MO 63017



Highcroft Ridge Summer School

Dear Neighbor,

We want to share with you that Highcroft Ridge Elementary will host summer school beginning June 6th, running through June 24th. Summer school hours will be from 8:00 am until 12:05 pm. Please anticipate heavy traffic on Highcroft Dr between 7:30 am and 8:30 am as well as 11:30 am and 12:30 pm. We apologize for any inconvenience that this may cause you.

Your patience and understanding are greatly appreciated as we support students these three weeks.

Cartelia Lucas
Highcroft Summer School Administrator

Phone: 314-415-6400

E-mail: clucas@pkwy.k12.mo.us

Jessica Henry

From: Bob Nation
Sent: Thursday, June 09, 2016 9:30 PM
To: popswill@aol.com
Cc: Jessica Henry
Subject: Re: Opposition to Proposed Zoning and Development at Schoettler and South Outer 40 Roads

Thanks Mr. Williams,
In my response to you, I am copying Jessica Henry (project planner).

Best Regards,

Bob Nation
Mayor - City of Chesterfield
314 249-8725

On Jun 9, 2016, at 7:52 PM, "popswill@aol.com" <popswill@aol.com> wrote:

I am James Williams, a Chesterfield resident living at 1511 Woodroyal West Drive. I am writing to express my opposition to the zoning and multi-dwelling development of property at South Outer 40 and Schoettler roads.

- The homes surrounding the area in question are privately owned, single family structures. If this development is approved, we will lose much of the character of our neighborhood and community. Ownership usually brings with it a sense of "caring" and stability that "renting and leasing" does not.
- Traffic on the two roads, especially the South Outer 40, is already problematic at times (ask our police department) and this proposed development will add significantly to the problem.
- In addition to other things, the two concerns above will decrease the value of our homes, or at the very least, significantly slow the rise in value.
- One of the treasures of the area that this proposal would destroy is the loss of green space and the nature that residents, including our children, enjoy. Even non-residents riding alone highway 40 enjoy this natural beauty which Chesterfield is losing.

Please consider alternatives that would result in a neighborhood and community that would result in fewer negatives for my family, neighbors and community.

Sincerely,

James Williams
636.532.8348



LETTER OF OPPOSITION

RECEIVED
JUN - 9 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am DONNA HELM, a Chesterfield resident living at 1511 MALLARD LANDING CT,

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other _____

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,

Donna Helm

Phone: 913 433-4343

Email, Mail or Hand Deliver this signed letter to Jessica Henry:
Jessica Henry, Project Planner,
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West Chesterfield, MO
63017 jhenry@chesterfield.mo.us

LETTER OF OPPOSITION



to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Steve Kilbourn, a Chesterfield resident living at 1526 Candish Lane, Chesterfield 63017.

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is **not consistent** with the broader intent of the Chesterfield Comprehensive Plan policies that states multiple-family residences tend to be **clustered together in large developments** near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, **isolated from single-family residences.**

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other _____

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully
Steve Kilbourn

Phone: 314-365-5838

Email, Mail or Hand Deliver this signed letter to Jessica Henry:
Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Jessica Henry

From: David Corbin <quidditchstar@earthlink.net>
Sent: Friday, June 10, 2016 9:32 AM
To: Jessica Henry
Cc: Aimee Nassif
Subject: Regarding Schoettler area zoning change and development

Jessica Henry

Project Planner at City of Chesterfield

690 Chesterfield Parkway West

Chesterfield, MO 63017

June 10, 2016

Dear Ms. Henry,

We are writing to you to voice our strong opposition to the plan to rezone and construct apartment buildings on the land in the vicinity of Schoettler Road and South Outer Forty. We believe that such a development would not benefit our city or our neighborhood, but would in fact have a number of detrimental and irreversible consequences on the character, livability, desirability and safety of the Schoettler Road corridor.

We have lived in the Scarborough subdivision of Chesterfield since 1990. We raised our children here and we have decided to spend our retirement years here. The quiet character of this part of Chesterfield and the economic value this character brings to our property are two of the reasons we enjoy the area and plan on staying. We are sure that an apartment complex with hundreds of units and even more residents near Schoettler Road would significantly detract from these qualities. Increased traffic along Schoettler and at the Schoettler-Outer Forty junction will bring a significant increase in noise and congestion as well as accidents involving motor vehicles. So much of what we and other current citizens value and enjoy about our neighborhood will be substantially diminished if any such a high-density housing development were to occur.

We strongly believe that rezoning should not occur and that any future development in the area be restricted, as per existing zoning laws, to single family homes of the type that already exist along the Schoettler corridor. We do not want a new and disproportionate increase in noise, traffic and congestion in our area. We urge you to consider our concerns and ultimately protect our neighborhood by opposing this project.

Thank you for your work on behalf of the citizens of Chesterfield.

Sincerely yours,

David R. Corbin and Mindy S. Fitter

14453 Britannia Drive

Chesterfield, MO 63017



LETTER OF OPPOSITION

RECEIVED
JUN 10 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Mrs. Ellen J. Mayfield, a Chesterfield resident living at

14631 Mallard Lake Dr.

As part of PRESERVE SCHOETTLE, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these potential/probable negative effects:

- ✓ The loss of neighborhood and community character;
- ✓ A decrease in the market value of my home;
- ✓ Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- ✓ The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- ✓ This type of apartment complex does not fit into the single family neighborhood.
- ✓ Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other 1. Flood Plains - near & with more dwellings cause homes to flood.

2. Very Un-Safe road for more cars. 3. There are a lot of vac. buildings of vac. buildings 4. N. Outer for business 5. Outer for private owners.

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,
Mrs. Ellen J. Mayfield (College Grad)
& lived in T. Oaks 30 yrs

Phone: 636-537-3269

Email, Mail or Hand Deliver this signed letter to Jessica Henry:
Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West Chesterfield, MO
63017 jhenry@chesterfield.mo.us

We want to keep our neighborhood safe & private.



LETTER OF OPPOSITION

RECEIVED
JUN 10 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Robert & Marcia Henry a Chesterfield resident living at

14635 MALLARD LAKE DRIVE 63017

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
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- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other _____

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,

Phone: 636-812-2386

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West Chesterfield, MO
63017 jhenry@chesterfield.mo.us

06-10-16 A09:09 IN



LETTER OF OPPOSITION

RECEIVED
JUN 10 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am YVONNE ROCCO, a Chesterfield resident living at

14633 TIMBERLAKE MANOR CT. 63017.

As part of PRESERVE SCHOETTLE, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

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- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other _____

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

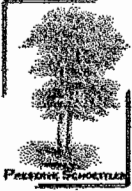
Respectfully,

Yvonne Rocco

Phone: 636-519-9382

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West Chesterfield, MO
63017 jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

RECEIVED
JUN 10 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am THOMAS R. ROCCO, a Chesterfield resident living at
14633 TIMBERLAKE MN-CT. 63017.

As part of PRESERVE SCHOETTLE, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these potential/probable negative effects:

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- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other _____

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,
Thomas R. Rocco

Phone: 636-519-9382

Email, Mail or Hand Deliver this signed letter to Jessica Henry:
Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West Chesterfield, MO
63017 jhenry@chesterfield.mo.us

Jessica Henry

From: ericlow@aol.com
Sent: Friday, June 10, 2016 2:18 PM
To: Jessica Henry
Cc: susanlowen@aol.com
Subject: Preserve Schoettler!

Dear Ms. Henry,

My wife and I write to you as concerned citizens of Chesterfield and residents of the Scarborough subdivision off of Schoettler Road.

We are very opposed to the proposed apartment complex and rezoning of the area at the northeast end of Schoettler Road, adjacent to the South Outer 40 road. We are concerned with the rezoning efforts for apartment housing (rather than single-family homes, as is the rest of Schoettler Road), the increased traffic and heightened potential for accidents. We strongly urge that you, as City Planner, and the entire Chesterfield City Council oppose this rezoning effort on behalf of all of the current residents along Schoettler Road.

We appreciate your help!

Sincerely,

Eric & Susan Lowenstein
14515 Britannia Drive
Chesterfield, MO 63017



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Marlene Lischwe, a Chesterfield resident living at for 29 years
14703 Deerhorn Dr. Chesterfield mo. Greenleaf Estates.

As part of PRESERVE SCHOETTLE, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is **not consistent** with the broader intent of the Chesterfield Comprehensive Plan policies that states multiple-family residences tend to be **clustered together in large developments** near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, **isolated from single-family residences**.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

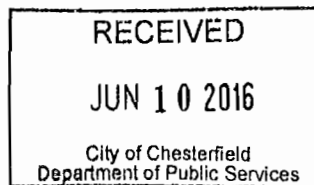
Other Ask the developer to look for land along
Chesterfield Parkway.

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,
Marlene Lischwe

Phone: 314-402-6530

Email, Mail or Hand Deliver this signed letter to Jessica Henry:
Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us





LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Daniel Lischwe a Chesterfield resident living at 14703 Deerhorn Greenleaf Estates.

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is **not consistent** with the broader intent of the Chesterfield Comprehensive Plan policies that states multiple-family residences tend to be **clustered together in large developments** near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, **isolated from single-family residences**.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
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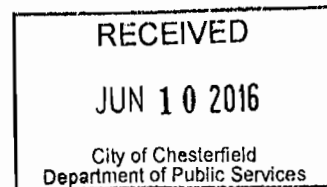
Other _____

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully, *Daniel Lischwe*

Phone: 636 537-4074

Email, Mail or Hand Deliver this signed letter to Jessica Henry:
Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

JUN 10 2016

City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Burcin Akkaya a Chesterfield resident living at 1437 Sycamore Manor Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.

Other: I'm a registered Civil Engineer who has worked on several land development & subdivision projects and I think this rezoning is not beneficial to public in any way

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

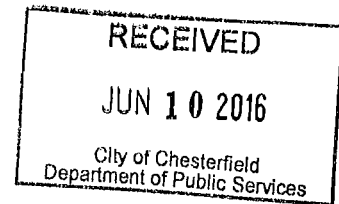
Respectfully,

Burcin Akkaya

Phone: _____

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



1517 Royal Crest Court
Chesterfield, Missouri 63017
June 8, 2016

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

Dear Ms. Henry,

I have never written a letter to a government official regarding a planned development, but I feel the 40 West Luxury Living development proposal warrants a letter of opposition at this time. My wife, daughter, and I live at 1517 Royal Crest Court in the Royal Wood subdivision, just east of the planned development.

The development is poorly conceived and an insulting affront to the current residents of Chesterfield based upon the following:

- It totally subverts and transgresses the feel and tone of Chesterfield, a long-standing, beautiful and elegant community of single-family homes.
- It will induce conceivably monumental gridlock at the Schoettler Road – South Outer 40 Road – Chesterfield Parkway intersections.
- It will totally erode one of the last beautiful landscapes remaining in Chesterfield along the South Outer 40 Road.

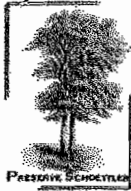
Are we going to fall prey to the insidious toxicity of runaway over-development of our community, all in the name of egregious greed and another lucrative opportunity for disinterested, uncaring developers? No current or future Chesterfield resident prospers in this project.

Please consider the livelihood and investment of current Chesterfield residents and kindly do not grant the acceptance of the project to proceed.

Sincerely,

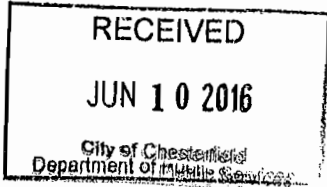
A handwritten signature in cursive script that reads "Jim Middleton".

Jim Middleton
636-328-2539
jmiddlet@charter.net



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads



To Whom It May Concern:

I am Hugo & Pat Jimenez, a Chesterfield resident living at 1501 Mallard Pointe Ct. 63017

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these potential/probable negative effects:

- * • The loss of neighborhood and community character;
- A decrease in the market value of my home;
- * • Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- * • This type of apartment complex does not fit into the single family neighborhood.
- * • Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other _____

**Special emphasis*

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,

Hugo & Patricia A. Jimenez

Phone: 636-812-2224

Email, Mail or Hand Deliver this signed letter to Jessica Henry:
Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West Chesterfield, MO
63017 jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

RECEIVED
JUN 10 2016
City of Chesterfield
Department of Public Services

To Whom It May Concern:

I am Doug Lanson, a Chesterfield resident living at

1531 Deerhorn Drive Chesterfield MO 63017

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is **not consistent** with the broader intent of the Chesterfield Comprehensive Plan policies that states multiple-family residences tend to be **clustered together in large developments** near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, **isolated from single-family residences**.

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- The loss of neighborhood and community character;
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- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
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- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to a type of structure.

Other _____

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,

Phone: 636-530-8821

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

RECEIVED
JUN 10 2016
City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION



to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Melinda Lanson, a Chesterfield resident living at

1531 Deerhorn Drive Chesterfield MO 63017

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is **not consistent** with the broader intent of the Chesterfield Comprehensive Plan policies that states multiple-family residences tend to be **clustered together in large developments** near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, **isolated from single-family residences**.

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- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other _____

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,

Melinda Lanson

Phone: 636-530-6821

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

RECEIVED
City of Chesterfield

Jun 10 2016

Department of Public Services

June 10, 2016

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Dear Ms. Henry,

I am Laura Browder, a Chesterfield resident living at 15315 Grantley Dr. in the Westfield Farms subdivision, just off Schoettler Road. I am writing to express my opposition to the proposed rezoning and development at the corner of Schoettler and South Outer 40 roads. I am concerned about:

- the safety of my family due to increased traffic on Schoettler
- the potential decrease in the market value of my home
- the loss of green space, mature trees and the natural habitat for deer and other wildlife

Schoettler is already dangerous in that area due to blind spots, no shoulders and few sidewalks. When driving, it is difficult to enter and exit Highcroft, as well as get onto Chesterfield Parkway East, especially during rush hour. In addition, my family frequently walks along Schoettler and Highcroft and has to constantly pay attention to the cars on these roads. Additional traffic from 200+ apartment buildings would only make things worse.

Please consider alternatives to the proposal, such as single-family housing, that would result in fewer negatives for my family.

Sincerely,

LB

Laura Browder

June 10, 2016

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Dear Ms. Henry,

I am Raymond Browder, a Chesterfield resident living at 15315 Grantley Dr. in the Westfield Farms subdivision, just off Schoettler Road. I am writing to express my opposition to the proposed rezoning and development at the corner of Schoettler and South Outer 40 roads. I am concerned about:

- the safety of my family due to increased traffic on Schoettler
- the potential decrease in the market value of my home
- the loss of green space, mature trees and the natural habitat for deer and other wildlife

Schoettler is already dangerous in that area due to blind spots, no shoulders and few sidewalks. When driving, it is difficult to enter and exit Highcroft, as well as get onto Chesterfield Parkway East, especially during rush hour. In addition, my family frequently walks along Schoettler and Highcroft and has to constantly pay attention to the cars on these roads. Additional traffic from 200+ apartment buildings would only make things worse.

Please consider alternatives to the proposal, such as single-family housing, that would result in fewer negatives for my family.

Sincerely,

RB

Raymond Browder

Jessica Henry

From: away_cruising <away_cruising@yahoo.com>
Sent: Friday, June 10, 2016 3:06 PM
To: Jessica Henry
Subject: Oppose rezoning for apartments at Schoettler and 40
Attachments: Oppose rezoning June 2016.docx

Please see the attached letters of opposition to the proposed rezoning at the corner of Schoettler Rd and Highway 40/64.

I suggest that all members of the Planning and Zoning Commission and others who will vote on this issue drive around the area several times -- making a right onto Outer 40 from Schoettler, making both a right and a left onto Chesterfield Parkway East from Schoettler (using the spur), and making a left onto Highcroft when driving north on Schoettler. Be sure to do it during rush hour or at night. How safe do you feel? Also, picture your kids walking there.

I know that the current lay-out for the property does not call for an entrance/exit driveway onto Schoettler, but traffic will still increase there. How will all these new tenants get to their apartments? Here's just one example: Schoettler makes a great approach from the South. If a tenant has to make a right out of the complex onto South Outer 40, where will they shop? Perhaps head down to 141 to Clayton, where you can find Target, Whole Foods, McDonald's and lots of other shops. Then, complete the circle to return home by heading up Schoettler. (This also means that they are spending their money outside of the city of Chesterfield!)

Please vote no on the zoning change for this location!

Thanks,

Laura

To Whom It May Concern:

I am RICHARD BERGER, a Chesterfield resident living at 1227 HEFFINGTON DR. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

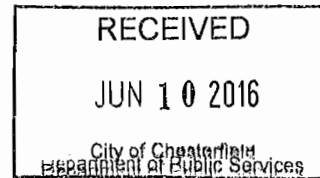
Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Richard P Berger
Phone: 636-532-3075

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



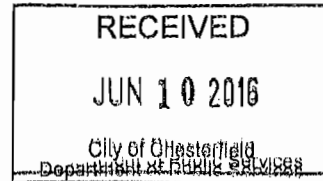
Date: Friday, June 10, 2016

To: Mayor Bob Nation

From: Rory Paul / Helen Humphrey

14792 Timberbluff Drive

Chesterfield, Mo 633017



Subject: Proposed Schoettler Road Rezoning

Dear Mayor Nation

I am writing to you to express my opposition to the proposed rezoning of the parcel of land at the corner of Schoettler Road and the South Outer 40.

The reason for my opposition is as follows:

- A. Rezoning of this parcel to R6 residence district without safeguards can negatively impact the home values for hundreds of residents.
- B. Increased traffic at the intersection of the South Outer 40 and Timberlake Manor Parkway would negatively impact the residents of the Thousand Oak subdivision.

With regards to my concerns of property devaluation: The developer has effectively requested a free hand to develop this parcel as he sees fit. The current "luxury 280 unit" proposal in my opinion is a disingenuous attempt to cram as many units onto the smallest possible piece of land for maximum financial return. Looking at the plans with the majority of buildings not having elevators, the small percentage with garages and the lack of recreational facilities, such as a pool, one can only come to the conclusion that the inclusion of the term "luxury" was a feeble attempt at best to make this proposal more palatable to the community. The developer's behavior in this regard should be a red flag for the city as to his intentions.

We, the residents, will face a potential decrease in our property values from this development. Effectively we will be subsidizing the very limited benefits to the City through a decline in our property values. This will not be a short term issue and as the development ages and the developer / owner potentially struggles to maintain occupancy, the property will go into decline and the impact on home values in the area will become even more acute. Current occupancy and turnover rates in the areas existing multi-unit complexes need reviewed and taken into account. Does the city of Chesterfield really need more high density housing? Does the demand exist? Let us also consider the fact that the area's biggest employer, Monsanto, may well not be in the area in 10 years' time if its acquisition by Bayer takes place. So who will be renting these units? In addition to this, the area has a looming problem with the mall which is in decline, and this combined with a high density housing project could become a major issue for the city.

Chesterfield has managed to keep a successful balance between residential and commercial interests in the city and so the inclusion of a large number of densely packed housing units on this piece of land, could effectively become a cancer which its residents will have to suffer long into the future with a disproportionate demand on city services and little in the way of contribution to the city coffers. Please do not be the City administration that introduces that cancer.

Yours Sincerely

Rory Paul / Helen Humphrey

To Whom It May Concern:

I am Barbara Berger, a Chesterfield resident living at 1777 Helffsholm Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

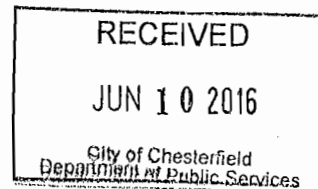
Respectfully,

Barbara Berger

Phone: 636-532-3075

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



To Whom It May Concern:

I am Barbara Berger, a Chesterfield resident living at 1777 Helffington Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

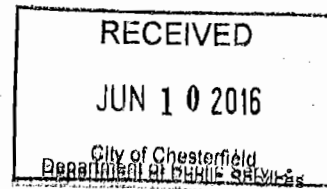
- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Barbara Berger

Phone: 636-532-3075

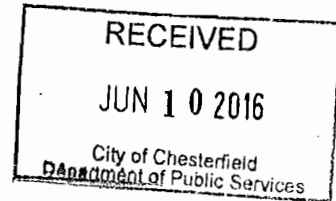


Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

June 10, 2016

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Dear Ms. Henry,

I am Raymond Browder, a Chesterfield resident living at 15315 Grantley Dr. in the Westfield Farms subdivision, just off Schoettler Road. I am writing to express my opposition to the proposed rezoning and development at the corner of Schoettler and South Outer 40 roads. I am concerned about:

- the safety of my family due to increased traffic on Schoettler
- the potential decrease in the market value of my home
- the loss of green space, mature trees and the natural habit for deer and other wildlife

Schoettler is already dangerous in that area due to blind spots, no shoulders and few sidewalks. When driving, it is difficult to enter and exit Highcroft, as well as get onto Chesterfield Parkway East, especially during rush hour. In addition, my family frequently walks along Schoettler and Highcroft and has to constantly pay attention to the cars on these roads. Additional traffic from 200+ apartment buildings would only make things worse.

Please consider alternatives to the proposal, such as single-family housing, that would result in fewer negatives for my family.

Sincerely,

RB

Raymond Browder

Jessica Henry

From: EUGENE LaBARGE <geneojudy@sbcglobal.net>
Sent: Saturday, June 11, 2016 1:48 PM
To: dmidgey@cbgundaker.com; Jessica Henry; Bob Nation; dhurt@chestefield.mo.us;
Karen.Roach@senate.mo.gov
Subject: [QUAR] PROPERTY AT SCHOETLER AND SOUTH OUTER 40
Importance: Low

PLEASE BE ADVISED THAT WE ARE VERY MUCH OPPOSED AT THE PROPOSED REZONING OF THIS PROPERTY. THERE IS ALREADY AN EXTENSIVE AMOUNT OF TRAFIC AT THIS JUNCTURE FROM TRAFIC COMING FROM THE VARIOUS STREETS COMING INTO SCHOETLET. THIS APARTMENT COMPLEX WILL GREATLY AFFECT HOME VALUES NEGATIVELY. THIS PROPETY IS A SAFE HAVEN FOR OUR ANIMAL POPULATION

MR AND MRS EUGENE LABARGE.

Jessica Henry

From: jarozycki@aol.com
Sent: Saturday, June 11, 2016 2:04 PM
To: Jessica Henry; Bob Nation; Bridget Nations; Guy Tilman; Randy Logan; sue.allen@house.mo.gov; karen.roach.senate@senate.mo.gov
Subject: Rezoning of Schoettler and South Outer 40

Good afternoon,

I live in Westfield Farms subdivision located a quarter of a mile from the access ramp to Hwy 64/40. Right now it takes the patience of a saint and the courage of a dare devil to get out of my subdivision. I have lived here for more than 30 years and have watched the increased in traffic on Schoettler, Highcroft, Grantley and Schoettler Valley. These are all short cuts to Hwy 40 and even the reduction of the speed limit to 30 mph has not slowed these raceways. There is an elementary school on Highcroft and a family swim pool at Schoettler Valley/Highcroft. There is a lot of pedestrian traffic with children not to mention the dog walkers and bicycles. There is also none stop car activity already.

Rezoning the property at Schoettler and South Outer 40 area that close to the highway is not appropriate for the area. Please consider alternatives to build at this site that does not require rezoning. Please let my subdivision and all single family residences in the area continue to enjoy a safe, quiet, friendly environment to raise our families.

Thank you,
Jean Rozycki
15315 Doverfield Ct.
Chesterfield, 63017
(636)532-0853

Jessica Henry

From: Carol Johns <caroljohns08@charter.net>
Sent: Saturday, June 11, 2016 2:09 PM
To: Jessica Henry
Subject: proposed rezoning at Schoettler Rd.

We are opposed to the rezoning of property at Schoettler and South Outer 40 roads for multifamily residence. This type of apartment complex does not fit into the single family neighborhood.

We are hoping the City of Chesterfield gives the nearby residence an opportunity to express our concerns. Thank you.

Carol and Hugh Johns
1783 Heffington Dr.
Chesterfield, Mo 63017

Jessica Henry

From: Guy Tilman
Sent: Saturday, June 11, 2016 4:05 PM
To: Dan and Donna Corder
Cc: Jessica Henry
Subject: Re: Apartment Rezone

Thank you Donna for your letter letting us know how you feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, so that your letter will be included as part of the public record for this project. Thank you for taking the time to let us hear from you.

Best regards,

Guy Tilman

Sent from my iPad

On Jun 9, 2016, at 8:23 PM, Dan and Donna Corder <thecorders@hotmail.com> wrote:

Regarding the petition to rezone land for an apartment complex at Schoettler and South Outer 40, I am very concerned about apartments being built because of public safety and traffic safety issues. I know that the proposed project will decrease my property values. I know the beautiful trees that quite the highway traffic noise will be cut down. I know these trees decrease storm water runoff and air pollution. But, some things are more important than home values and trees.

As a long time homeowner of a home on Heffington, I will be two blocks from the proposed apartment complex. When this proposed project is being considered, I would like consideration to be given to the current traffic issues surrounding Highcroft School. School children use the school grounds year-round. They walk to the school to go to school or the bus stop at the school. They walk to school to use the playground and basketball hoops. They rollerblade and bike the grounds. On snow days, they sled the hill on the back of the school. They walk to evening scout events. Their safety should be important when a new project that brings several hundred more cars to the area is being proposed.

Currently, Highcroft School has only enough parking for school staff. Visitors to the school often park on Highcroft Drive or Heffington. Parents picking up or delivering children to school often back up off the parking lot and sit on Highcroft Drive waiting to get on the school lot and make their pickup or drop-off. This congestion is happening with the current traffic patterns. When traffic increases for the proposed apartment complex, problems will be multiplied. Recently, I spent more than 5 minutes waiting behind school parents on Highcroft Drive as I tried to get home on Heffington. Occasionally school events bring

family members of the school children to school. When this happens, Highcroft Drive and surrounding streets are parked full of cars on both sides of the streets. I suspect that a fire truck could not get down our street because it is not wide enough to allow two parked cars and a fire truck. This problem should be address before any additional traffic is added to the neighborhood congestion. Perhaps a no parking zone could be enforced on Highcroft and Heffington or the streets could be widened or Highcroft Drive could be made a one way street.

Highcroft Ridge School is very aware of the traffic congestion. This year they sent homeowners in the area a postcard warning them of the traffic issues. A copy of the postcard follows this note.

Currently, Schoettler Road has a dangerous curve between Hay Barn and Highcroft Drive. I have noticed traffic accidents on several occasions at Highcroft and Schoettler. I have been rear-ended at this intersection. Research should be done to determine the number and frequency of accidents in this area. We all know that the accident rate will increase with increased traffic.

Please keep the current zoning as it is. This property was zoned correctly when it was zoned single family.

Thank you for your consideration.

Donna Corder
1753 Heffington Dr.

<image001.jpg>

Jessica Henry

From: Guy Tilman
Sent: Saturday, June 11, 2016 4:06 PM
To: Jeanette Piromsuk
Cc: Jessica Henry
Subject: Re: Rezoning at Schoettler and South Outer 40

Thank you Jeanette for your letter letting us know how you feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, so that your letter will be included as part of the public record for this project. Thank you for taking the time to let us hear from you.

Best regards,

Guy Tilman

Sent from my iPad

On Jun 9, 2016, at 7:04 AM, Jeanette Piromsuk <JPNECKCAR@msn.com> wrote:

Councilmember Guy Tilman:

I am Jeanette Piromsuk, a Chesterfield resident living at 15333 Grantley Drive. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. My opposition is based on the following potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- Decrease in market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler and South 40-64 Outer Road.
- Destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road and Highway 40-64

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Jeanette Piromsuk

636-778-0667

Jessica Henry

From: Mctc5496a <mctc5496a@aol.com>
Sent: Sunday, June 12, 2016 8:34 PM
To: Jessica Henry
Subject: Opposition to Schoettler and 64 Rezoning

Ms. Henry,

My name is Teresa Clark, I have lived at 14806 Lupine Ct in Chesterfield for 10 years.

Please do not allow apartments at Schoettler and Hwy 64.

We have enough traffic and accidents at that intersection without another 500 people crammed in that spot. This is a single family area and should remain single family.

Please contact me if you have questions.

Thanks.

Teresa Clark

Jessica Henry

From: Ramona <gill8mona@gmail.com>
Sent: Sunday, June 12, 2016 7:46 PM
To: Jessica Henry
Cc: Aimee Nassif; Guy Tilman; Bridget Nations; Dan Hurt
Subject: Luxury Apartment complex at Schoettler & So. Outer 40

June 10, 2016

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

I am writing in opposition to the proposed rezoning and plan for rental units to be built at Schoettler Road and South Outer 40.

We have lived in West Ridge Estates off of Schoettler Road for 35 years. It is one of the two ways out of our subdivision.

I can't imagine rental apartments being sandwiched between the South Outer 40 and Schoettler on this small triangle of green. It will cause traffic, noise, dust, displacement of deer into our neighborhood, plus encourage more growth of the South Outer 40 with more loss of green.

Traffic will increase at Schoettler and South Outer 40, Timberlake Manor bridge at South and North Outer 40 Roads. And will greatly increase at Chesterfield Parkway East at North Outer 40, which already backs up. Schoettler Road and Chesterfield Parkway East at South Outer 40 will be the only entrance for this property.

Noise will get worse with removal of this green tree area. Traffic noise keeps increasing. When the highway ramps were put in this location we were told being down a hill would buffer noise. Well, it has not. I do not think a 30% tree stand where it is shown in the plans will buffer noise. This project will increase noise and light. This area is our green buffer now.

Please keep our neighborhood green and safe. This 30% tree stand will be bare have the year. There already is a problem with deer. They are coming to our streets and yards now. This will only increase.

This property should only be single family zoning. Please take all this in consideration. Particularly since the request is for R-6 zoning.

Ramona Gillespie

James Gillespie

Jessica Henry

From: Aimee Nassif
Sent: Sunday, June 12, 2016 11:26 AM
To: Guy Tilman; Bob Nation; Bridget Nations
Cc: Mike Geisel; Jessica Henry
Subject: FW: KU Development Schoettler & 40

Good morning,

thank you for your email regarding this project pending before the City. Your concerns and questions regarding the future density and Comprehensive Plan are shared by many. We will be placing your letter in the project file so it can be made officially a part of the record and distributed to the full City Council and Planning Commission.

This petition is still in the early stages of discussion and is not yet scheduled for any recommendations or further review by the Planning Commission. However, when the next meeting date is known we will post it on the City's website if you would like to attend. the link for our active project database is here for you

<http://www.chesterfield.mo.us/active-projects.html>

The project planner on this project is Jessica Henry. I have copied her here on this email so that you can have her email address if you have any other questions.

We appreciate you taking the time to send this in to the City. Thank you

Aimee

Aimee Nassif, AICP
Planning and Development Services Director
City of Chesterfield
ph 636-537-4749/ fax 636-537-4798

From: CAutomo200@aol.com [CAutomo200@aol.com]
Sent: Saturday, June 11, 2016 8:10 PM
To: Aimee Nassif
Cc: Bridget Nations; Guy Tilman; Bob Nation
Subject: KU Development Schoettler & 40

Chesterfield Planning & Zoning staff,
Our elected Council members,
Mayor Bob Nation

I live at 1399 Schoettler Rd, roughly 75 feet away from the proposed rezoning/KU development, "Luxury apartment development"

The biggest issue I have, is that our home is on the market...We are somewhat "empty nesters", and are looking to downsize. We have purchased another property in Chesterfield and are planning to move.

We have had several families look at our home...and love everything about it...but they are worried about what is going to happen on the subject property. They don't know what the City will allow, and how it will impact the neighborhood...One

couple in particular is waiting to see, as they don't want to make a large investment, only to perhaps find the land across the road being loaded with high density apartments.

It's a sad to think that the sale of our home is being hindered by the possibility that a 280 unit apartment complex could be built so close to our home. **Clearly it is already impacting us in a very serious way.**

I don't believe that the comprehensive plan ever considered a project with this kind of density...nor does it "fit" with the surrounding development....nowhere else in the city does this exist. There are Villa homes in Oak Tree Estates, and 2 story Apartments in Schoettler Village...the rest is residential single family homes.

I certainly don't oppose development, but there has to be a vigilant approach to protect the green space, make sure any proposed development is **consistent** with the surrounding residential area...and does not cause a financial impact "reduce values" in the neighborhood that we have all worked hard & invested in.

Please protect our homeowners & the value of our neighborhood.

Sincerely,

Mark & Stacy Schenberg

Jessica Henry

From: James Quicksilver <jamesquicksilver@yahoo.com>
Sent: Sunday, June 12, 2016 11:04 AM
To: Jessica Henry
Subject: Preserve Schoettler

Ms. Henry, my name is Jim Quicksilver, and I have lived off of Schoettler road for the last 16 years. I'm writing to voice my opposition to the apartment complex that is being considered at the corner of Schoettler and outer 40. We live in a society dominated by GREED! From Wall Street, to the Insurance business, to Big Pharmaceuticals. The average person is sick of it! I can see only one reason for the City of Chesterfield to approve this plan and allow an apartment complex to destroy the character of our community, GREED. We have all had enough of that! I'm sure you have as well. This project, if allowed to continue, will only cause our home values to drop and increase the traffic on Shoettler. Thank you. Jim Quicksilver

Jessica Henry

From: Rod Garbo <rodgarbo@yahoo.com>
Sent: Sunday, June 12, 2016 8:15 AM
To: Jessica Henry; Aimee Nassif; Barry Flachsbart; Barbara McGuinness; Bridget Nations; Guy Tilman; Randy Logan; Tom DeCampi; Bruce DeGroot; Bob Nation
Subject: My opposition to the rezoning efforts on Schoettler Road

To all,

I love Chesterfield. I moved here 23 years ago because I believe it provided an ideal environment in which to raise my children. I sent my children to the public schools here, I shop here, I attend public events here, and I am a strong advocate for the area when I meet people that are relocating here.

I have placed trust in you as a government official. This trust extends the belief that you will act in a way that ensures that the beautiful community I have helped to build over the years remains a strong residential community for the families that made it a great place to live.

I strongly oppose the rezoning of the property at Schoettler and South Outer 40 road. If this takes place, commercial interests will be encroaching on the character and substance of our neighborhood and community. The rezoning would decrease the value of my home, add an incredible amount of traffic congestion to the route I use every day, and change the essential character of the neighborhood from permanent residents that contribute to their community, to transient residents that largely benefit commercial interests.

I ask with all due respect that the Rezoning of this area be denied. I am happy to discuss my concerns further, and can be reached at 314 604 2025.

Sincerely

Rod Garbo
23 year resident
15442 Highcroft Drive

Jessica Henry

From: Guy Tilman
Sent: Saturday, June 11, 2016 4:32 PM
To: Carol Johns
Cc: Jessica Henry
Subject: Re: rezoning on Schoettler Rd.

Thank you Carol and Hugh for your email letting us know how you feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, so that your letter will be included as part of the public record for this project. Thank you for taking the time to let us hear from you.

Best regards,

Guy Tilman

Sent from my iPad

On Jun 11, 2016, at 2:18 PM, Carol Johns <caroljohns08@charter.net> wrote:

We are in opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. This type of apartment complex does not fit into the single family neighborhood. We already have a 300 unit apartment village on Schoettler Valley. Traffic and congestion is already a concern. We are hoping that you will listen to the concerns of the nearby residents.
Thank you.
Hugh and Carol Johns
1783 Heffington Dr.
Chesterfield, Mo

RECEIVED
JUN 13 2016
City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Robin Lemasters, a Chesterfield resident living at 14638 Fairfield Farm Dr. Chesterfield mo. 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,
Robin Lemasters

Phone: 636-220-8660

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Jun 13 2016

LETTER OF OPPOSITIONto Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Pamela Freiberg, a Chesterfield resident living at618 Packard Drive Chesterfield Mo 63017

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.

Other _____

Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure. Please keep this area zoned for single family homes.

Respectfully,

Pamela FreibergPhone: 636 394-0238

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner

Planning and Development Services Division

City of Chesterfield

690 Chesterfield Parkway West

Chesterfield, MO 63017

jhenry@chesterfield.mo.us

Jun 13 2016

Department of Public Services

LETTER OF OPPOSITIONto Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am FREDERICK FREIBERG, a Chesterfield resident living at610 Packerford Dr. CHESTERFIELD, MO 63017.

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.

Other _____

Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure. Please keep this area zoned for single family homes.

Respectfully,

Phone: 636-394-0230

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
 Planning and Development Services Division
 City of Chesterfield
 690 Chesterfield Parkway West
 Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Jun 13 2016

Department of Public Services

LETTER OF OPPOSITIONto Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Julie Scharfenberg, a Chesterfield resident living at
14635 Fairfield Farm Dr, Chesterfield, MO 63017

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.

Other _____

Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure. Please keep this area zoned for single family homes.

Respectfully,

Julie Scharfenberg

Phone: 314-975-2506

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner

Planning and Development Services Division

City of Chesterfield

690 Chesterfield Parkway West

Chesterfield, MO 63017

jhenry@chesterfield.mo.us

Jun 13 2016

Department of Public Services

LETTER OF OPPOSITION



to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Donna Block, a Chesterfield resident living at 15138 Clayton Rd. Chesterfield, MO 63017

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.

Other _____

Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure. Please keep this area zoned for single family homes.

Respectfully,

Donna Block
Phone: 989-295-2563

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Lisa Powers, a Chesterfield resident living at 14554 Britannia Drive.

RECEIVED
City of Chesterfield
Jun 13 2016
Department of Public Services

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

My opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- ✶ Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.

Other _____

Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure. Please keep this area zoned for single family homes.

Respectfully, Jana Pave

Phone: 314-406-8500

Email, Mail or Hand Deliver this signed letter to Jessica Henry:
Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

Jessica Henry

From: Richard Mueller <rjmstl@aol.com>
Sent: Monday, June 13, 2016 11:05 AM
To: Bob Nation; Jessica Henry; Barry Flachsbart; Barbara McGuinness; Bridget Nations; Guy Tilman; Dan Hurt; Randy Logan; Bruce DeGroot; sue.allen@house.mo.us.gov; karen.roach@senate.mo.gov
Subject: Rezoning Schoettler

To Whom It May Concern,

As part of Preserve Schoettler, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler & South Outer 40 roads.

For the following reasons, I am totally oppose to this rezoning project.

- a decrease in single home market value
- huge negative increase in traffic on Schoettler & South Outer 40
- destruction of green space with mature trees
- if rezone to R6 and the developer is unable to finance this project this property will be wide open for any type of structure
- the loss of single homes neighborhood and community character due to the transient nature of renters
- too many apartments and cars on a small piece of property.

As a Chesterfield citizen and Thousand Oaks resident, I strongly recommend that alternatives to build at this site be consider that do not require rezoning and would not result in so many negatives for my family, neighbors and community.

**Dick Mueller
14620 Timberlake Manor Court
314-504-3424**

Jun 13 2016

Department of Public Services

LETTER OF OPPOSITION



to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Jessica Potson, a Chesterfield resident living at

1860 Gatemont Drive, Chesterfield, MO 63017

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.

Other _____

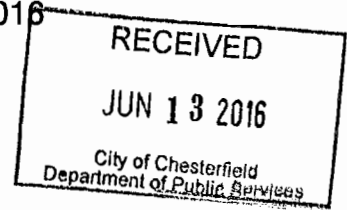
Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure. Please keep this area zoned for single family homes.

Respectfully,
Jessica Potson

Phone: 636-575-0335

Email, Mail or Hand Deliver this signed letter to Jessica Henry:
Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

June 11, 2016



Dear member of the Chesterfield Planning Commission,

We have been residents of Chesterfield for 38 years, living along Schoettler Road, first in Scarborough West subdivision and currently in Seasons at Schoettler subdivision. Our Chesterfield neighborhood has been a source of happiness for our family due to the beautiful, wooded areas and the lovely homes along Schoettler Road, as well as the character and resources of our whole community.

We are writing to express our opposition to the proposed rezoning and development of the land at the intersection of South Outer 40 and Schoettler Road. We strongly oppose the use of this land for the construction of multiple – family residences. Our opposition is based on several factors. One factor is the knowledge that the proposed development plan is not consistent with the Chesterfield Comprehensive Plan, which is dedicated to maintaining the quality of life in existing neighborhoods. We believe that the proposed apartment complex is not consistent with the quality of the beautiful homes and neighborhoods in the immediate area, and it would adversely alter the environment of this Chesterfield community. Other factors in our opposition to the proposed rezoning and development include the potential for increased traffic congestion, the serious destruction of green space, and the decrease in the market value of homes along Schoettler Road.

Our home is our investment and we do not want to see a multi-family apartment complex, with the accompanying traffic safety concerns, decrease the property value of our home.

In order to maintain the quality of life for many residents of Chesterfield, please do not allow this property to be rezoned to R-6. Please recognize that this land is better suited to the construction of single-family homes.

Thank you for your consideration of this important matter.

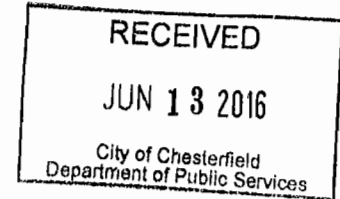
Two handwritten signatures in cursive. The first is "Dennis Saffa" and the second is "Joyce Saffa".

Dennis and Joyce Saffa
1807 Autumn Glen Court
Chesterfield, Missouri

636 227-2263.
dysaf@hotmail.com

June 11, 2016

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



Dear Ms. Henry,

We have been residents of Chesterfield for 38 years, living along Schoettler Road, first in Scarborough West subdivision and currently in Seasons at Schoettler subdivision. Our Chesterfield neighborhood has been a source of happiness for our family due to the beautiful, wooded areas and the lovely homes along Schoettler Road, as well as the character and resources of our whole community.

We are writing to express our opposition to the proposed rezoning and development of the land at the intersection of South Outer 40 and Schoettler Road. We strongly oppose the use of this land for the construction of multiple – family residences. Our opposition is based on several factors. One factor is the knowledge that the proposed development plan is not consistent with the Chesterfield Comprehensive Plan, which is dedicated to maintaining the quality of life in existing neighborhoods. We believe that the proposed apartment complex is not consistent with the quality of the beautiful homes and neighborhoods in the immediate area, and it would adversely alter the environment of this Chesterfield community. Other factors in our opposition to the proposed rezoning and development include the potential for increased traffic congestion, the serious destruction of green space, and the decrease in the market value of homes along Schoettler Road.

Our home is our investment and we do not want to see a multi-family apartment complex, with the accompanying traffic safety concerns, decrease the property value of our home.

In order to maintain the quality of life for many residents of Chesterfield, please do not allow this property to be rezoned to R-6. Please recognize that this land is better suited to the construction of single-family homes.

Thank you for your consideration of this important matter.

Two handwritten signatures in black ink. The first signature is "Dennis Saffa" and the second is "Joyce Saffa".

Dennis and Joyce Saffa
1807 Autumn Glen Court
Chesterfield, Missouri

36 227-2263.
oysaf@hotmail.com



LETTER OF OPPOSITION

RECEIVED
JUN 13 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Mark & Lisa Pozzo, a Chesterfield resident living at 4739 Greenleaf Valley Dr, Chesterfield, MO.

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is **not consistent** with the broader intent of the Chesterfield Comprehensive Plan policies that states multiple-family residences tend to be **clustered together in large developments** near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, **isolated from single-family residences**.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other _____

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,

Phone: 9895280409

Email, Mail or Hand Deliver this signed letter to Jessica Henry:
Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

RECEIVED

JUN 13 2016

City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION



to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am KENNICK JONES, a Chesterfield resident living at
1532 DEERHORN Ln.

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.


Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.

Other _____

Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure. Please keep this area zoned for single family homes.

Respectfully,



Phone: _____

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

RECEIVED
JUN 18 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Betty Schwendeman a Chesterfield resident living at

14575 Crossway Ct. - Scarborough

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states:

multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.

Other I have been a resident here for 39 years.
Please do not ruin our wonderful neighborhood!

Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure. Please keep this area zoned for single family homes.

Respectfully,

Betty Schwendeman

Phone: 636-527-1712

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us

JUN 18 2016

City of Chesterfield
Department of Public Services

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am Joseph Feldhaus, a Chesterfield resident living at 14717 Mill Spring Dr, 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at Schoettler & South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents by driving animals out of the area onto Schoettler Road, South 40-64 Outer Road, and Highway 40-64.
- Other: _____

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Joseph A. Feldhaus

Phone: 314-276-9611

Please complete 1 form for each adult member in your household. (Make copies if necessary)
Email, Mail or Hand Deliver this message to:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

RECEIVED
JUN 13 2016
City of Chesterfield
Department of Public Services

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am

Ann Jones
1532 Deerhorn Dr.
Chesterfield, MO 63017

a Chesterfield resident living at

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.

Other _____

Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure. Please keep this area zoned for single family homes.

Respectfully,

Ann Jones

Phone: _____

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



LETTER OF OPPOSITION

RECEIVED
JUN 13 2016
City of Chesterfield
Department of Public Services...

to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am KIM WIRLAND, a Chesterfield resident living at

1524 TIMBERLAKE MANOR PKWY 63017

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other _____

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully [Signature]

Phone: _____

Email, Mail or Hand Deliver this signed letter to Jessica Henry:
Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West Chesterfield, MO
63017 jhenry@chesterfield.mo.us