

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 Jodi Markman, a Chesterfield resident living at
1959 Farm Valley 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,
Jodi Markman

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 Nancy Sheridan, a Chesterfield resident living at
14617 Timberlake Manor 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,
Nancy Sheridan

Phone: 636-537-5202

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 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 DARAN CHUROVICH, a Chesterfield resident living at

14710 GREENLEAF VALLEY DRIVE

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.

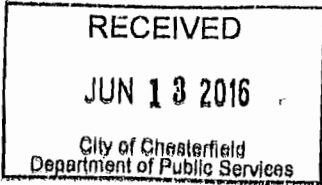
Respectfully,

Dara W. Churovich *Dara W. Churovich*

Phone: 636-530-6860

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 Xuegang Liu, a Chesterfield resident living at 14818 Lupine 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, Xuegang Liu

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

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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 Chunlei Wang, a Chesterfield resident living at 14818 Lupine 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: traffic flow will be very bad if more cars add on the schoettler in rush hour. more accident will happen.

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

*current curves on the road,
no shoulders*

Respectfully,

Chunlei Wang are bad enough.

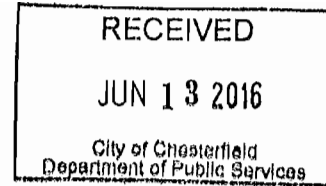
Phone: (314) 453 5055

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

*By the way,
The Radius from chesterfield
parkway to schoettler needs
improvement, R is not enough
for turning cars.
Thanks*

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 "Rod Wain". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

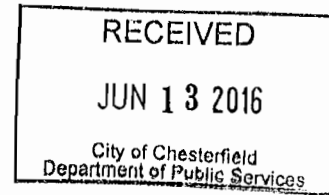
Scarborough West Resident

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.

- 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 be "Bridget Nations".

Scarborough West Resident



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

To Whom It May Concern:

MARY JANE ZINSCHLAG ✓
I am HOWARD P. ZINSCHLAG, a Chesterfield resident living at

1542 CANDISH LANE, CHESTERFIELD HILL SUBDIVISION

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.

We are residents of the Chesterfield Hill Subdivision for the past 41 years. The traffic, especially during rush hours, is increasingly heavy on the South Outer Rd. The traffic will increase when the proposed business office is completed at Timberlake Manor Parkway. We urge you not to approve zoning request.

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 Jane Zinschlag*
Howard P. Zinschlag

Phone: 632-532-1168

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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To Whom It May Concern:

I am Joyce Salih, a Chesterfield resident living at

14529 AMSTEL COURT

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 The traffic on the outer road is already so heavy during rush hour that it is very difficult & dangerous trying to exit my subdivision

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,

Joyce Salih

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

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 Cara M. Bosche, a Chesterfield resident living at 14761 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 do not approve this development.

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

Respectfully,

Cara M. Bosche

Phone: 636-532-1712

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



06-13-16 13:59 IN

Re: Supporters versus Opposition to the Rezoning at Schoettler & South Outer 40

June 13, 2016

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

Dear Jessica,

Please see the attached map which was created using the addresses from the 401 letters of support, as posted on the Chesterfield City Hall website, along with the addresses from the petitioners of opposition. Each pinpoint represents the address from each letter. The Green pinpoints mark the addresses of the individuals in who have written letters in support of the Rezoning and apartment development. The Red pinpoints mark the addresses of individuals who have signed petitions in opposition to the Rezoning and apartment development.

The purpose in creating this map was to bring attention to the fact that the majority of the 401 letters of support were provided by individuals that do not live anywhere near the proposed Rezoning site. With their residence being so far away from the proposed rezoning site, they will remain unaffected by any change in rezoning made to Schoettler Road and South Outer 40. We feel their support should not be considered in this decision making process and deemed inadmissible. Their opinions are not relevant to this issue and their place of residence disqualifies them from having a voice in this issue.

As clearly evidenced on the map, those residents who oppose this rezoning live directly next to Schoettler Road and South Outer 40. These residents they have an excellent understanding of how they will be impacted by this rezoning.

Residents who live near Schoettler are signing the petition continuously. We will be presenting the completed map at the next planning and commission meeting in order to show the overwhelming opposition to the rezoning issue and present this as evidence of credible opposition based on their residence versus the support that is unqualified.

This map will also be posted on the www.preserveschoettler.com website so everyone will be aware of the lack of credible support for this development. Also, this map is only a small part of the analysis being gathered to disprove the support statements provided at the May 23rd public hearing at City hall.

Preserve Schoettler is a movement of residents of Chesterfield who have joined forces to preserve the existing neighborhoods and enhance the quality of life for everyone. We will ensure that the future of our community will be protected from proposals that do not benefit everyone in this community.

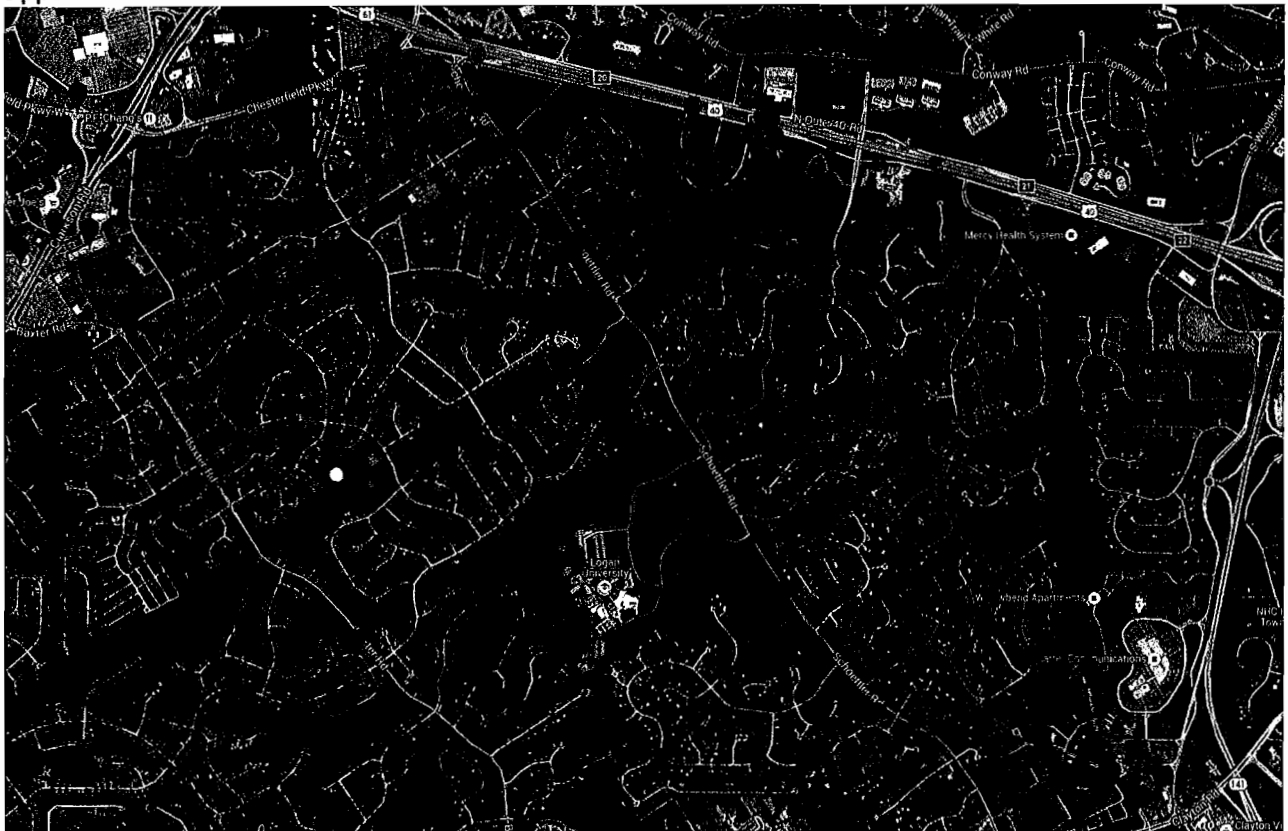
Please provide this letter to the Planning Commission; Mayor Bob Nation; Ward II Officials - Bridget Nations and Guy Tilman; Ward III Officials - Dan Hurt and Randy Logan as they represent the residents on this map.

Sincerely,

PreserveSchoettler.com

CC: Aimee Nassif, ALCP

Support letters - **GREEN**
Opposition Petitioners - **RED**





06-13-16 13:59 IN

Re: **Signed Petitions Opposing Rezoning at Schoettler Road & South Outer 40**

June 13, 2016

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

Dear Jessica,

We are submitting our 1st wave of 300 Chesterfield residents who have electronically signed a petition opposing the rezoning change at Schoettler Road and South Outer 40. This petition was posted on the www.preserveschoettler.com website and 300 residents have signed their names, addresses and telephone numbers to be sent to you to oppose rezoning at this site. We verified each of these petitioners with an IP address.

The petition link, opposing the rezoning change, continues to be "live" on the website, and we plan to provide the Planning Commission with more petitions as new signatures accumulate.

Although you are in receipt of this one letter, it carries the weight of 300 concerned residents that are opposed to building apartments at this location. Please ensure this is recorded appropriately in the official opposition record and receives the weight and importance it deserves.

These 300 residents of Chesterfield feel compelled to protect the character of their community and they agree this site must be preserved for Single Family Homes to maintain the integrity of this area.

We request this file of petitioners be shared with other members of the Planning Commission to show the strength of opposition to this proposed rezoning change. Please copy this to Mayor Bob Nation; Ward II Council - Bridget Nations and Guy Tilman; Ward III Council - Dan Hurt and Randy Logan as each of these officials represents the residents on these petitions.

Thank you for your prompt attention to this request.

Sincerely,

PreserveSchoettler.com



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Shaul	Ganel	14822 Grantley Dr	Westchester Place	636-898-3776
Tim	Gossett	2003 Brook Hill Ct	Brook Hill Estates	314-324-4629
Andrew	Shenberg	1516 Royal Crest Ct	Royalwood	314-882-9915
Susan	Lowenstein	14515 Britannia Dr	Scarborough	636-394-6010
Margaret	Schmidt	14731 Chesterfield Trails Dr	Chesterfield Trails	636-532-2473
Mary	Roy	1869 Oxborough Ct	Scarborough	636-220-2705
Lynn	Friedman	1302 Cherry Glen Ct	Westchester Place	314-541-3289
Howard	Friedman	1302 Cherry Glen Ct	Westchester Place	314-707-0542
Carolyn	Barnes	1319 Cherry Glen Ct	Westchester Place	636-532-2579
Denise	Smith	1326 Cherry Glen Ct	Westchester Place	314-288-5479
Meira	Ganel	14822 Grantley Dr	Westchester Place	636-898-3776
Maureen	Duggan	1318 Colony Way Ct	Westchester Place	636-778-0515
Megan	Duggan-White	1318 Colony Way Ct	Westchester Place	314-369-5335
Tom	Pierce	1539 Woodroyal West Dr	Royalwood	314 289 8919
Shannon	Adlabi	1120 Burgundy Ln	Fox Creek	314-583-4434
Rita	Buesse	14659 Big Timber Ln	Chesterfield Trails	636-532-7045
Robert	Denison	14842 Sycamore Manor Dr	Sycamore Manor	314-348-1359
Rickey	Martin	14603 Big Timber Ln	Chesterfield Trails	636-532-9294
Laura	Ahlheim	14624 Britannia Dr	Scarborough	636-227-1474
Nate	Hopper	14612 Britannia Dr	Scarborough	314-477-7498
Lisa	Nevin	14612 Britannia Dr	Scarborough	314-853-3462
Marc	Overschmidt	1324 Colony Way Ct	Westchester Place	314-614-1125
Peggy	Yanover	1462 Shagbark Ct	Sycamore Manor	636-346-7009
Eric	Lowenstein	14515 Britannia Dr	Scarborough	636-394-6010
Julie	Fitzgerald	1913 Farm Valley Dr	Westfield Farm	314-852-5110



We the undersigned have signed this petition through PreserveSchoettler.com to OPPOSE changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Jeffrey	Todd	915 Milldale Dr	Woodsmill	314-623-7000
Gary	Sherman	14641 Big Timber Ln	Chesterfield Trails	636-532-2259
Pam	Fogarty	15330 Grantley Dr	Westfield Farm	636 778-0783
Gary	Fisher	1300 Colony Way Ct	Westchester Place	636-519-1983
Rosie	Fisher	1300 Colony Way Ct	Westchester Place	314-517-4863
Liz	Fels	15657 Dresden Lake Ct	Baxter Lakes	636-794-0180
Russell	Wertz	14827 Annasarra Ct	Brook Hill Estates	636-207-5959
Sandy	Wertz	14827 Annasarra Ct	Brook Hill Estates	314-753-2856
Diana	Anderson	14725 Mill Spring Dr	Chesterfield Trails	636-778-9063
Toren	Anderson	14725 Mill Spring Dr	Chesterfield Trails	636-778-9063
Lawrence	Krumrey	1482 Asterwood Ct	Sycamore Manor	314-560-1666
Mary Ann	Mastorakos	1410 Schoettler Rd		636-532-3222
Bob	Atchison	14703 Mill Spring Dr	Chesterfield Trails	636-532-1927
Marina	Atchison	14703 Mill Spring Dr	Chesterfield Trails	636-532-1927
Aaron	Klasing	14809 Sycamore Manor Ct	Sycamore Manor	954-803-9343
Danielle	Petty	1457 Asterwood Ct	Sycamore Manor	515-779-0788
Judy	Sclair-Stein	1538 Woodroyal West Dr	Royalwood	636-733-0045
Edward	Corno	14860 Grantley Dr	Westchester Place	636-734-5431
Cynthia	Heath	2138 White Ln Dr	Brook Hill Estates	314-614-4056
Jordon	Black	1451 Asterwood Ct	Sycamore Manor	314-580-2043
Robert	Schmidt	14731 Chesterfield Trails Dr	Chesterfield Trails	636-532-2473
Claire	Shenberg	1516 Royal Crest Ct	Royalwood	314-218-8983
Becky	Luethy	14961 Straub Hill Ln	Brook Hill Estates	314-308-9504
Robyn	DeNorscia	1033 Speckledwood Mnr Ct	Nooning Tree	636-812-2217
John	Schweitzer	1852 Oxborough Ct	Scarborough	314-409-2885



We the undersigned have signed this petition through PreserveSchoettler.com to OPPOSE changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Michael	DeNorscia	1033 Speckledwood Manor Ct	Nooning Tree	636-812-2217
Karen	Wasserman	1512 Royal Crest Ct	Royalwood	636-537-0656
June	Van Klaveren	14664 Amberleigh Hill Ct	Amberleigh	636-394-4148
Mary Ellen	Schweitzer	1852 Oxborough Ct	Scarborough	636 220 2940
Larry	Van Klaveren	14664 Amberleigh Hill Ct	Amberleigh	636-394-4148
Ctney	Tucker	14508 Britannia Dr	Scarborough	314-374-7636
Mollie	Gulino	1859 Oxborough Ct	Scarborough	469-321-5998
Nancy	Carter	15309 Schoettler Estates Dr	Schoettler Estates	314-805-0744
David	Kaiser	14820 Pleasant Ridge Ct	Westchester Place	636-532-1818
Anusha	Gopal	2002 Brook Hill Ct	Brook Hill Estates	636-220-3004
Ananth	Lalithakumar	2002 Brook Hill Ct	Brook Hill Estates	636-220-3004
Elizabeth	Becks	14778 Plumas Dr	Conway Forest	636-578-2411
Tom	Becks	14778 Plumas Dr	Conway Forest	636-578-2411
Vincent	Deblaze	1245 Kennebec Rd	Shenandoah	314-541-3880
Jeremy	Koenig	14884 Straub Hill Ln	Brook Hill Estates	314-960-1424
Jim	Brennan	1500 Willow Grove Ct	Chesterfield Trails	314 810 7301
Bridget	Neichter	14653 Fairfield Farm Dr	Fairfield Farm	314-704-8545
Suzanne	Queensen	2119 Brook Hill Ct	Brook Hill Estates	636-394-8141
Roger	Nolting	2119 Brook Hill Ct	Brook Hill Estates	314-974-4356
Paul	Smith	2022 Brook Hill Ct	Brook Hill Estates	314-753-5483
Betty	Grogan	14568 Crossways Ct	Scarborough	636-675-2263
Susan	Barber	14737 Chesterfield Trails Dr	Chesterfield Trails	636-530-9136
Sharon	Banner	14646 Britannia Dr	Scarborough	636-394-9409
Susie	Reeves	14805 Grantley Dr	Westchester Place	636-728-0325
Jeff	Kuehn	14805 Grantley Dr	Westchester Place	636-728-0325



We the undersigned have signed this petition through PreserveSchoettler.com to OPPOSE changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Melissa	Sutherland	14728 Timberway Ct	Thousand Oaks	314-565-4116
Bruce	Geiger	14787 Greenloch Ct	Greenleaf Estates	314-497-5255
Sung Ho	Moon	14821 Grantley Dr	Westchester place	636-536-5912
Yeunkoo	Lee	14821 Grantley Dr	Westchester place	636-536-5912
Dan	Duggan	1318 Colony Way Ct	Westchester Place	636-778-0515
Stacy	TaECKENS	1912 Farm Valley Dr	Westfield Farm	636 529-5286
Morgan	Petty	1457 Asterwood Ct	Sycamore Manor	515-418-2128
Jennifer	Depp	15121 Still House Creek Rd	Shenandoah	314-537-7951
Rosemarie	Priesmeyer	14613 Mill Spring Ct	Chesterfield Trails	636-778-9918
Joan	Carlson	1370 Still House Creek Rd	Shenandoah	636 812-2335
Barry	Barber	14737 Chesterfield Trails Dr	Chesterfield Trails	636 530 9136
Cathy	McClarnan	14611 Rogue River Dr	Conway Forest	636-519-8378
Steve	Mastorakos	16217 Bent Tree Dr	Bent Tree	314-749-1441
Michael D	Moore	14650 Fairfield Farm Dr	Fairfield Farm	314-378-7142
Ayzik	Grach	1325 Cherry Glen Ct	Westchester Place	636-537-9758
Maya	Grach	1325 Cherry Glen Ct	Westchester Place	636-537-9758
Valentina	Karpman	15527 Crater Dr	Baxter Lakes	314-898-7536
Cheryl	Sept	14718 Timberbluff Dr	Thousand Oaks	324-550-8518
Karen	Del Rio	1823 Britannia Ct	Scarborough	636-391-6823
Jim	Del Rio	1823 Britannia Ct	Scarborough	636-391-6823
Laura	Browder	15315 Grantley Dr	Westfield Farm	636-346-5492
Ricardo	de Rojas	1934 Farm Valley Dr	Westfield Farm	417-665-1894
Pete	Von Minden	2163 White Lane Dr	Brook Hill Estates	636-230-3688
Robert	Grogan	14568 Crossways Ct	Scarborough	636-394-7455
Lois	Biggs	14494 Britannia Dr	Scarborough	636-394-4502



We the undersigned have signed this petition through PreserveSchoettler.com to OPPOSE changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Tom	Durfee	14624 Oak Orchard Ct	Chesterfield Trails	636-532-3233
Scott	Iverson	14621 Mill Spring Ct	Chesterfield Trails	314-324-6134
Kimberly	Rivera	1426 Shagbark Ct	Sycamore Manor	314-629-7077
Robert	Abbott	1920 Crampton Ct	Scarborough	636-391-6323
Reginald	Varga	1458 Asterwood Ct	Sycamore Manor	636-537-0032
Janet	Williamson	1827 Britannia Ct	Scarborough	636-227-5659
John	Williamson	1827 Britannia Ct	Scarborough	636-227-5659
Donna	Bosenbecker	1920 Lanchester Ct	Scarborough West	636-394-1983
Barbara	Harding	14511 Crossway Ct	Scarborough	314-341-8538
Ryan	Hockenbury	1306 Colony Way Ct	Westchester	314-596-6021
Susan	Luina	14753 Dovershire Ct	Scarborough West	636-220-7226
Brenda	Varga	1458 Asterwood Ct	Sycamore Manor	636-537-0032
Joan	Denison	14842 Sycamore Manor Dr	Sycamore Manor	314-330-3767
Debbie	Skelly	14858 Grassmere Ct	Greenleaf Estates	314-401-1834
Mark	Skelly	14858 Grassmere Ct	Greenleaf Estates	314-520-0962
Wendy	Hotard	1950 Chermooore Ct	Scarborough West	636-230-8967
Bryan	Hunt	1518 Deerhorn Dr	Greenleaf Estates	636-812-2656
Rebecca	Oberle	15445 Elk Ridge Lane	Schoettler Village	765-277-1339
Joseph	Padiyara	916 Wellesley Place Dr	Wellesley Place	208-283-0584
Tresa	Thomas	916 Wellesley Place Dr	Wellesley Place	208-440-9174
Matthew	Huelskoetter	1544 Woodroyal East Dr	Royalwood	314-610-9817
Michael	Solom	1141 Richland Dr	Shenandoah	636-236-7451
Scott	Swindells	1238 Luray Dr	Shenandoah	314-203-1918
Susan	Hannah	15426 Harrisberg Ct	Shenandoah	813-546-3352
Melissa	Schmidt	15435 Hitchcock Rd	Shenandoah	314-605-5462



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First Name	Last Name	Address	Subdivision	Phone
Brian	Markus	1135 Richland Dr	Shenandoah	314-920-7446
Allison	Galanti	1841 Winter Run Ct	Seasons of Schoettler	636-220-7076
Jaime	Sprowls	14684 Summer Blossom Ln	Seasons at Schoettler	314-606-7430
David	Sprowls	14684 Summer Blossom Ln	Seasons at Schoettler	314-954-1255
Carol	Medwin	14677 Summer Blossom Ln	Seasons at Schoettler	636-230-7732
Darren	Bahr	1558 Treherne Ct	Greenleaf Valley Estates	314-238-4282
Eric	Galanti	1841 Winter Run Ct	Seasons of Schoettler	312-498-3013
Alan	Pratzel	15735 Trapp Ridge Ct	Villages of Baxter Ridge	636-532-7893
Mae	Pratzel	15735 Trapp Ridge Ct	Villages of Baxter Ridge	636 532-7893
Natalia	Samsonov	15649 Century Lake Dr	Baxter Oaks	314-585-5019
Debbie	Ecker	1802 Autumn Glen Ct	Seasons at Schoettler	636-394-3437
Andrew	Edelman	1433 Shagbark Ct	Sycamore Manor	314-409-6513
Mark	Dickherber	14612 Mill Spring Ct	Chesterfield Trails	636-728-0456
Glenn	Medwin	14677 Summer Blossom Ln	Seasons at Schoettler	636 230-9642
Sally	Sprowls	14332 White Birch Vly Ln	Whitree	636-532-0680
Rebecca	Medwin	14677 Summer Blossom Ln	Seasons at Schoettler	636-489-9190
Adeline	Schraier	13479 Ladue Farm Rd	Ladue Farm Estates	314-579-6076
Steve	Hackman	1924 Dovershire Ct	Scarborough West	480-747-0935
Bernie	Hermann	1347 Cherry Glen Ct	Westchester Place	636-519-0749
Timothy	Yazawa	1221 Still House Creek Rd	Shenandoah	314-640-4699
Michele	Hermann	1347 Cherry Glen Ct	Westchester Place	636-519-0749
Brent	Hannah	15426 Harrisberg Ct	Shenandoah	816-914-5367
Chris	Hughes	14768 Dovershire Ct	Scarborough West	314-324-8883
Andrey	Samsonov	15649 Century Lake Dr	Baxter Oaks	914-393-5755
Vivek	Sinha	874 Fox Springs Dr	Chesterfield	636-439-4302



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First Name	Last Name	Address	Subdivision	Phone
Jan	Misuraca	1414 Sycamore Manor Dr	Westchester Place	636-530-9980
Trey	Luina	14753 Dovershire Ct.	Scarborough West	636-220-7226
Jennifer	Gibbs	2125 Brook Hill Ct	Brook Hill Estates	636-220-6368
Susan	Moenkhaus	14860 Greenleaf Valley Dr	Greenleaf Estates	636-399-3136
Susan	Hernandez	1521 Timberlake Mnr Pkwy	thousand Oaks	314-960-5611
Daphne	Lopes	14891 Sycamore Manor Dr	Sycamore manor	314-504-6189
Sharon	Tureen	14866 Greenleaf Valley Dr	Greenleaf Estates	314-703-3287
Joss	D'Souza	14891 Sycamore Manor Dr	Sycamore manor	314-496-7883
Richard	Hitt	1464 Asterwood Ct	Sycamore Manor	314-265-5154
Liming	Zhou	15448 Highcroft Dr	Highcroft	205-219-8882
Alex	Pinder	14866 Greenleaf Valley Dr	Greenleaf Estates	314-440-7534
Francis	Marchiony	14641 Summer Blossom Ln	Seasons at Schoettler	314-803-1408
Jo Ann	Black	148 Saylesville Dr	Green Trails	314-576-4036
Kelly	Kile	15168 Appalachian Trail	Shenandoah	314-616-9515
Rob	Ludwinski	1551 Woodroyal West Dr	Royalwood Estates	314-308-2273
Kathleen	Boudreau	14714 Greenleaf Valley Dr	Greenleaf	636-346-8531
Alan D	Gorman	1444 Shagbark Ct	Sycamore Manor	314-550-4448
Fariba	Zabetian	15345 Batesville Ct	West Ridge	636-530-9729
Moe	Mobl	15345 Batesville Ct	West Ridge	636-530-9729
Kourosh	Mobl	15345 Batesville Ct	West Ridge	636-530-9729
Janet	Kammeyer	14808 Long Branch Ct	Baxter Lakes	636-519-1325
Rory	Paul	14792 Timberbluff Dr	Thousand Oaks	636-5442-915
Amy	Blickensderfer	14720 Chermooore Dr	Scarborough West	636-230-9757
Mary	DeVasto	1510 Amisk Ct	Greenleaf Estates	314-753-5702
Julie	Ryan	14756 Timberbluff Dr	Thousand Oaks	636-530-7092



We the undersigned have signed this petition through PreserveSchoettler.com to OPPOSE changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Victoria	Iturri	14644 Summer Blossom Ln	Seasons at Schoettler	314-753-0754
Charles	Dietrich	14720 Chermoore Dr	Scarborough West	636-230-9757
Namita	Paranjothi	15259 Brightfield Manor Dr	Nooning Tree	636-519-0708
Tatsiana	Taranda	2022 Baycrown Ct	Meadow Brook Farm	636-536-0210
Andrea	Seavey	14791 Chermoore Dr	Scarborough West	636-207-9389
Geoffrey	Seavey	14791 Chermoore Dr	Scarborough West	314-440-9672
Tod	Yazdi	10 Georgetown Rd	Georgetown Estates	636-256-8303
Dan	Connolly	14700 White Lane Ct	Brook Hill Estates	904-635-7292
Cynthia	Fleissner	14648 Summer Blossom Ln	Seasons at Schoettler	314-603-0243
Steven	Drapekin	1334 Cherry Glen Ct	Westchester Place	636-532-2523
Richard	Sherman	15306 Schoettler Estates Dr	Schoettler Estates	314-406-8774
Michelle	Wright	14715 Timberway Ct	Thousand Oaks	636-530-9129
Dorian	Jamison	14839 Greenleaf Valley Dr	Greenleaf Estates	314-625-1777
David	Young	1943 Highland Forest Ct	Highland Forest	636-537-4315
Lauren	Cassimatis	14723 Timberbluff Dr	Thousand Oaks	314-795-1755
James	Wright	14715 Timberway Ct	Thousand Oaks	314-368-6648
Shayla	Jamison	14839 Greenleaf Valley Dr	Greenleaf Estates	314-625-1777
Mary Lou	March	14727 Timberbluff Dr	Thousand Oaks	314-616-5329
Susan	Beck	1506 Timberbluff Ct	Thousand Oaks	636-537-2625
Karlie	Pinder	14866 Greenleaf Valley Dr	Greenleaf Estates	314-440-5183
Maureen	Lordo	14702 Windsor Valley Ct	Windsor	314-954-2114
Michael	Lordo	14702 Windsor Valley Ct	Windsor	314-432-8008
Stacy	Carey	14728 Deerhorn Dr	Greenleaf Estates	636-532-8358
Inigo	Iturri	14644 Summer Blossom Ln	Seasons at Schoettler	314-265-0007
Adam	Mason	1862 Buckingham Dr	Scarborough	314-954-2373



We the undersigned have signed this petition through PreserveSchoettler.com to OPPOSE changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Lauren	Mason	1862 Buckingham Dr	Scarborough	314-630-3848
Peter	Rozzell	1956 Dovershire Ct	Scarborough West	636-391-7026
Sabu	Zacharias	1810 Farm Valley Dr	Westfield Farm	636-536-5310
Reeja	Joseph	1810 Farm Valley Dr	Westfield Farm	636-536-5310
Julianne	Scharfenberg	14635 Fairfield Farm Dr	Fairfield Farm	314-973-2506
Jan	Hamilton	1711 Heffington Dr	West Ridge	636-532-9346
Sean	Hamilton	1711 Heffington Dr	West Ridge	636-532-9346
Ronald	Eisenberg	1559 Tumberlake Mnr Pkwy	Thousand Oaks	314-484-6515
Beth	Hastings	815 Dutch Mill Dr	Woodsmill	636-227-6185
Gretchen	Kane	1818 Sumter Ridge Ct	Baxter Ridge	636-530-1369
Kirstine	Bunn	1747 Heffington Dr	West Ridge Estates	636-751-7086
James	Bunn	1747 Heffington Dr	West Ridge Estates	636-346-1941
Holly	Weber	14773 Timberbluff Dr	Thousand Oaks	314-482-6349
Anthony	DeVasto	1510 Amisk Ct	Greenleaf Estates	314-753-7139
Pamela	Gehbauer	14818 Woodroyal Ct	Royalwood	636-537-3249
Kathryn	Busch	460 Maymont Dr	Country Hill	636-394-5476
Lisa	Powers	14554 Brittonia Dr	Scarborough	314-406-8500
Katie	Fichter	14852 Greenleaf Valley Dr	Greenleaf Estates	314-803-1086
Charles	Bruce	14813 Lupine Ct	Sycamore Manor	636-532-2688
Donna	Corder	1753 Heffington Dr	West Ridge Estates	636-532-9453
Teri	Igel	14752 Timberbluff Dr	Thousand Oaks	314-550-6099
Tyler	Gehbauet	15629 Sugarridge Ct	Baxter Lakes	314-324-7428
Thomas	Souders	14600 Hunters Point	Hunters Point	314-623-9217
Ramona	Gillespie	15332 Batesville Ct	West Ridge Estates	636-532-3017
James	Gillespie	15532 Batesville Ct	West Ridge Estates	636-532-3017



We the undersigned have signed this petition through PreserveSchoettler.com to OPPOSE changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Brad	Jolliff	14815 Sycamore Manor Ct	Sycamore Manor	636-537-2091
Raymond	Bosenbecker	1920 Lanchester Ct	Scarborough West	636-394-1983
Donna	Pecherski	1724 Heffington Dr	Westridge Estates	636-532-8108
Jie	Lin	1706 Heffington Dr	West Ridge Estates	636-795-9029
Zhoumou	Chen	1706 Heffington Dr	West Ridge Estates	314-458-1569
Marsha	Boedeker	3 Georgetown	Georgetown	636-391-7725
Lori	Buffa	14641 Pine Orchard Ct	Chesterfield Trails	314-308-3339
Rich	Buffa	14641 Pine Orchard Ct	Chesterfield Trails	314-308-3339
Jacob	Buffa	14641 Pine Orchard Ct	Chesterfield Trails	314-308-3339
Claire	Hack	1439 Shagbark Ct	Sycamore Manor	636-519-9209
Michele	Kloepfel	14601 Hunters Point	Hunters Point	314-602-6170
Conner	Kloepfel	14601 Hunters Point	Hunters Point	314-302-2469
Jillian	Solom	1141 Richland Dr	Shenandoah	636-236-7452
Laurie	Duncan	14888 Pheasant Hill Ct	Baxter Lakes	636-532-2374
Paul	Muzik	1941 Farm Valley Dr	Westfield Farm	636-537-2452
Deanna	Muzik	1941 Farm Valley Dr	Westfield Farm	636-537-2452
John	Dietl	1515 Amisk Ct	Greenleaf Estates	636-537-9705
Robert	Harper	1907 Buckingham Dr	Scarborough	636-256-6557
Greg	Novak	14615 Hunters Point	Hunters Point	314-706-7225
Mary	Harper	1907 Buckingham Dr	Scarborough	636-256-6557
Herman	Martinez	15344 Batesville Ct	Westridge	636-728-0282
Donna	Martinez	15344 Batesville Ct	Westridge	636-728-0282
Richard	Dreyfus	14612 Summer Blossom Ln	Seasons at Schoettler	636-207-9613
Jessica	Hicklin	14630 Hunters Point	Hunters Point	314-583-9092
Bryan	Hicklin	14630 Hunters Point	Hunters Point	314-583-9093



We the undersigned have signed this petition through PreserveSchoettler.com to OPPOSE changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

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First Name	Last Name	Address	Subdivision	Phone
Angela	DeVasto	1510 Amisk Ct	Greenleaf Estates	314-809-4048
Lauren	Skelly	14858 Grassmere Ct	Greenleaf Estates	314-402-8631
Janice	Kearns	14784 Brook Hill Dr	Brook Hill Estates	636-391-7611
Brendan	Kearns	14784 Brook Hill Dr	Brook Hill Estates	636-391-7611
Aparna	Deora	1559 Timberlake Mnr Pkwy	Thousand Oaks	314-249-8834
Cindy	Bennington	1567 Timberlake Mnr Pkwy	Thousand Oaks	636-530-6021
John	Pearson	15150 Highcroft Dr	Schoettler Estates	314-695-2858
Catana	Pearson	15150 Highcroft Dr	Schoettler Estates	630-936-8699
Michael	Fleissner	14648 Summer Blossom Ln	Seasons at Schoettler	636-256-2907
Adrienne	DeVasto	1510 Amisk Ct	Green Leaf Estates	314-667-9092
Shawn	Epstein	1336 Conway Oaks Dr	Conway Glen	636-532-9808
Janie	Bedwell	14985 Straub Hill Lane	Brook Hill Estates	636-256-7820
Robert	Bedwell	14985 Straub Hill Lane	Brook Hill Estates	636 256-7820
Karen	Huighe	14731 Deerhorn Dr	Greenleaf Estates	314-550-6433
Dennis	Huighe	14731 Deerhorn Dr	Greenleaf Estates	314-302-7185
Bryan	Turken	2014 Brook Hill Ct	Brook Hill Estates	314-517-8483
Theresa	Turken	2014 Brook Hill Ct	Brook Hill Estates	314-471-6691
Vitaly	Gipkhin	15306 Country Ridge Dr	Meadowbrook	636519-9166
Sheldon	Beck	1506 Timberbluff Ct	Thousand Oaks	636-537-2625
Jim	Hilf	14554 Britannia	Scarborough	314-835-7825
Pat	Spillers	14819 Woodroyal Ct	Royalwood	636-532-6588
Jim	Spillers	14819 Woodroyal Ct	Royalwood	636-532-6588
Chunlei	Wang	14818 Lupine Ct	Sycamore Manor	636-209-4493
Diane	Henderson	14780 Timberbluff Dr	Thousand Oaks	636-532-1754
Stephen	Henderson	14780 Timberbluff Dr	Thousand Oaks	636-532-1754



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First Name	Last Name	Address	Subdivision	Phone
Gracie	DeVasto	1510 Amisk Ct	Greenleaf Estates	314-480-0555
Carsen	Swallow	15837 Cedarmill Dr	Baxter Ridge	314-779-7209
Julie	Adzima	1349 Conway Oaks Dr	Conway Glen	636-532-1919
Krista	Souders	14600 Hunters Point	Hunters Point	314-807-3912
Lynn	Schiller	2130 White Lane Dr	Brook Hill Estates	314-724-1745
Dan	Schiller	2130 White Lane Dr	Brook Hill Estates	636-448-4576
Leah	Hammel	62 Highland Park Dr	Four Seasons	636-346-3032
Diane	Vierling	1773 Springbranch Ct	Bridlecreek	636-532-7003
Jerome	Rueckert	14707 Mill Spring Dr	Chesterfield Trails	314-677-4661
Marcie	Blatt	15215 Carriage House Ct	Nooning Tree	636-728-1227
Richard	Hack	1439 Shagbark Ct	Sycamore Manor	636-519-9209
Will	Hack	1439 Shagbark Ct	Sycamore Manor	636-519-9209
Nancy	Lange	14622 Big Timber Lane	Chesterfield Trails	314-378-8121
John	Wood	14647 Fairfield Farm Dr	Fair Field Farm	636-391-9293
Samuel	Rudolph	1134 Richland Dr	Shenandoah	636-532-0146
Michael	Green	1134 Nooning Tree Dr	Nooning tree	636-536-3699
Rose	Rudolph	1134 Richland Dr	Shenandoah	636-532-0146
Mark	Swyers	15202 Carriage House Ct	Nooning Tree	314-330-7090
Sandra	Thal	14830 Brook Hill Dr	Brook Hill Estates	636-394-6612
Mary	Bergjans	2145 Parasol	Meadowbrook Farm	314-603-7714
Lynn	Schmidt	1337 Conway Oaks Dr	Conway Glen	636-536-5283
Colin	McPherron	1501 Timberbridge Ct	Thousand Oaks	636-778-0061
Sachin	Nigam	1338 Still House Creek Rd	Shenandoah	314-445-5023
Daniel	Corder	1753 Heffington Dr	Westridge Estates	636-532-9453
Cathy	Williams	1914 Gatemont Dr	Scarborough	636-386-8694

Jessica Henry

From: John & Tracy Shuman <shumans@charter.net>
Sent: Monday, June 13, 2016 9:03 PM
To: Jessica Henry
Cc: Aimee Nassif; Barry Flachsbart; Barbara McGuinness; Bridget Nations; Guy Tilman; dhurst@chesterfield.mo.us; Randy Logan; Tom DeCampi; Bruce DeGroot; Bob Nation; Sue.Allen@house.mo.gov
Subject: R6 rezoning in Chesterfield

Jessica Henry,

My name is John Shuman and I am a resident of Scarborough subdivision in Chesterfield. I am writing to you regarding your consideration of the R6 rezoning of several properties located near the South Outer Hwy 40 Road and Schoettler Road intersections. If you would please forward this email to the planning commission members I would appreciate it. I was asked not to directly email the members since they use personal email addressees, and I want to respect their privacy.

Chesterfield is a highly desirable place to live. We have great schools, an attractive little town, great shopping and no shortage of options when it comes to outdoor access. I certainly understand the desire to increase financially available housing options in the area to allow more people and families to enjoy what Chesterfield has to offer. I also understand the need for the city to increase its tax revenue. But what needs to be emphasized is the current Chesterfield Land Use Plan and the desires of Chesterfield residents who live in the area that will be most impacted. With that said, I am not in favor of R6 rezoning the above mentioned property to multifamily zoning. I am in support of keeping the area zoned for single family homes only.

I own a single family home in very close proximity to apartment complex living. The backyard of my home at 14546 Gatemont Drive is located 100 yards from two apartment complexes, Village Green and Hunter's Glen. There is a thin tree line, a retaining pond and some green space separating my backyard from these apartment complexes. The deck off my house overlooks my backyard and this line of trees. Once the leaves fall from the trees, for about 8 months every year, I have an unobstructed view of a huge parking lot and several buildings belonging to the apartments. The aesthetics of this view leaves much to be desired: asphalt, brick buildings, carports and trash dumpsters. The daily noise that is generated from both the residents and maintenance crews in these apartments is excessive. Every large trash dumpster that is emptied, every commercial size mower used to cut the "green space" around the apartments, every dog that barks, every car door that slams or car horn that honks, day and night, can be clearly heard from the comforts inside my home. One summer it was weeks of hammers pounding as they replaced the shingles on the rooftop of every apartment complex building. Many of the children in these apartments play in the "green space" between the properties and my home. Paths have been carved out of the trees where visitors from the apartments decide to come explore my backyard, my subdivision and the open space next to my home. There is quite a bit of pedestrian traffic going between our subdivision, through the trees, and the apartments. Several years ago we called the police after observing teens from the apartments hunting and killing wild rabbits with slingshots a few feet from our backyard. A few years before that we called the police after kids from the apartments detonated a homemade bomb in the tree line. There has been a recent increase in car burglaries in our area. While I can't for certain say this trend due to residents of the apartments, it is interesting to note that a recent suspect fled leaving a trail of robbed items leading to the tree line and in the direction of the apartments. The issues I currently deal with on a daily basis will become a reality for those residents who live in the proposed R6 rezoning area. Each resident will deal with decreased property values due to aesthetics, noise and safety issues that the R6 property and apartment complex will bring.

In my opinion, apartment complexes do not belong in Chesterfield in areas that are zoned for single family dwellings. This property should not be rezoned R6. If no zoning changes are made, and instead several single family homes are

built on these properties I believe they would add value to the surrounding area and be welcome by those in close proximity to those properties who would be most impacted. Representative Sue Allen, I understand that you publicly supported this R6 rezoning change. I ask that you consider my statement, and those of others, and stand by your impacted voters by withdrawing your support of this rezoning.

Thank you for your time and consideration. Please do not hesitate to contact me with any questions you may have.

Sincerely,

John Shuman

Jessica Henry

From: Anthony DeVasto <devasto39@yahoo.com>
Sent: Monday, June 13, 2016 9:21 PM
To: Jessica Henry
Cc: Bob Nation; Dan Hurt; Guy Tilman; sue.allen@house.mo.gov; Barry Flachsbart; Bruce DeGroot
Subject: Proposed Apartments at Schoettler/South Outer 40 and R6 zoning

Dear members of the Planning Commission, City Council, and Representative Allen:

We would like to go on record as opposing the proposed 280 unit apartment complex at Schoettler and South Outer 40 roads and the R6 zoning.

This project would add unwanted traffic to the area, present further safety issues to that corner, and would remove more of the natural sound buffer for adjacent neighborhoods from Highway 64.

In addition to safety and sound considerations, if the developer receives R6 zoning the City will lose control over what can be built on the site. Building anything but single family homes will significantly impact the property values of the adjacent homes and developments. Several homes were put up for sale immediately upon the announcement of the project. Can you imagine being the owner of a \$600k-\$1 mil+ home knowing the City is considering allowing a large apartment complex across the street? The effect on property values will have a domino effect on the adjacent neighborhoods further south and be a detriment to the look and feel of the Schoettler corridor.

The developer submitted letters from their employees, business partners and friends/family (some of whom live in Chesterfield). However, after attending the meeting of the opposition to this project and having spoken with dozens of residents face to face over the past 10 days, we can assure you that the residents in the Schoettler corridor and adjacent neighborhoods are strongly opposed to the project. Please do NOT allow R6 zoning to this project.

Sincerely,

Anthony DeVasto
Trustee - Greenleaf Estates
1510 Amisk Court
Chesterfield, MO 63017
cell 314-753-7139

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

RECEIVED
JUN 14 2016
City of Chesterfield
Department of Public Services

To Whom It May Concern:

I am Dolores Bacon, a Chesterfield resident living at 1695 Heffington. 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.

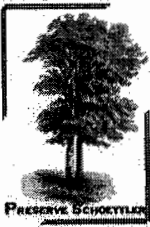
Respectfully,

Dolores Bacon

Phone: 636-532-3059

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



We the undersigned represent Preserve Schoettler.
 We **OPPOSE** changing the single family zoning to R6 multi-family zoning at Schoettler and South Outer 40. We are also against building apartments at this location.
 This site must be preserved for single family homes to maintain the integrity of this area.

YOU CAN SIGN PETITIONS ONLINE AT WWW.PRESERVESCHOETTLER.COM OR DOWNLOAD

NAME	SUBDIVISION STREET ADDRESS, ZIP	PHONE	EMAIL
① Emily Pecherski PECHERSKI	West Ridge Estates 1724 Heffington 63017	636-532-8108	
② Joelyn DAVIS	West Ridge Estates 1683 Heffington	314-484-0234	jahmdavis@yahoo.com
③ Anita Schwartz	15523 Country Mill Chesterfield mo. 63047		
④ Jeanne A. Clarkson CLARKSON	15138 Chamisal Dr. Clarkson Woods	636-795-7416	jeanneclarkson@yahoo.com
⑤ American Family INSURANCE	300 Chesterfld Cntr Ste 230 63017	636-532-6141	<i>[Signature]</i>

RECEIVED
 JUN 14 2016
 City of Chesterfield
 Department of Public Services

06-14-16 A11:34 IN

LETTER OF OPPOSITION



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

To Whom It May Concern:

We are ~~to~~ Verle N. and Eva I. Schrodt, Chesterfield residents living at
14736 Greenleaf 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; it is the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these potential/probable negative effects:

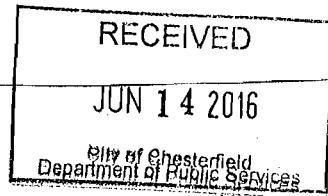
- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler 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 It violates the land use plan!

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,
Verle N. Schrodt & Eva I. Schrodt

Phone: 636-536-3712



Jessica Henry

From: Susan Moenkhaus <smoenkhaus@gmail.com>
Sent: Tuesday, June 14, 2016 9:00 PM
To: Jessica Henry
Subject: Opposition to the Schoettler Rd. rezoning proposal

Dear Ms. Henry,

My husband Norm and I have lived at 14860 Greenleaf Valley Dr., Greenleaf Estates, since August of 1979. Our children grew up in this house, and we have always treasured the beauty and neighborly feeling of Schoettler Rd. I anticipate the new development at Schoettler and Clayton Rds. will add more traffic than Schoettler can handle. Wouldn't it be a wise move to put this new proposal aside until you know how the Clayton and Schoettler development will affect us?

I am strongly opposed to rezoning Schoettler Rd. for multifamily residences for the following reasons:

- Schoettler Rd. cannot handle 300 to 500 more cars. I recognize the developer claims the entrance and exit to the "luxury" development would be on the South Outer Rd., which if that happens would be an even larger logistical nightmare.
- I am very concerned about the safety of anyone trying to enter Schoettler Rd. from any of the subdivisions between the Outer Rd. and Clayton Rd. It's hard to believe the developer wouldn't add an entrance and exit onto Schoettler Rd. once the property was rezoned to R6.
- What will happen to the wildlife that currently lives and roams those acres? So many have already been driven onto the highway and Schoettler only to cause accidents and be killed.
- I wonder how many of the writers of the 400 letters of support live off Schoettler Rd. and how many are just business owners/people looking for revenue.

Please seriously hear the heartfelt concerns of Chesterfield residents who are strongly voicing their opposition to the rezoning of Schoettler Rd.

Susan Moenkhaus
14860 Greenleaf Valley Dr.
Chesterfield, MO 63017
636.399.3136

Jessica Henry

From: Dan Miller <pamdanmiller@yahoo.com>
Sent: Wednesday, June 15, 2016 9:30 AM
To: Jessica Henry
Subject: Schoettler Rd rezoning

Ms. Henry,

We recently moved to Chesterfield for the school district and preserved property value. The proposed rezoning of the area off Schoettler Rd for apartments places that in jeopardy. Our children enjoy the schools that they attend. The addition of the proposed apartment complex could jeopardize attending their current schools. It will also negatively impact our property value in an area that is mainly single family residents. I would also like to understand what type of wildlife study has been conducted to understand what will happen to all of the displaced animals that currently live in this wooded area. Naturally, they will be forced to flee in to neighboring subdivisions and become an increased nuisance to home owners. Also, have you ever driven South Forty drive on the way to work or to take your kids to school? Have you considered the cost of adding a traffic light to the intersection of South Forty Dr and S Woods Mill Rd? I already sit at that stop sign for 15 - 20 minutes waiting to turn North on to S Woods Mill Rd to take our children to school. Adding an apartment complex along South Forty Dr will exacerbate the congestion.

While the addition of an apartment complex may be good for business it is not good for residents. It would apply pressure to the school district with the possibility of our children having to move schools, decrease the property value, increase traffic congestion, and displace wildlife forcing them in to neighboring subdivisions.

Unfortunately, I do not believe there has been much thought given to the current single family residents who have invested in this area to raise their family. I ask that you withdraw reject the proposed rezoning effort.

Respectfully,

Dan Miller
1615 Chalmers Dr.
Chesterfield, MO 63017

Jessica Henry

From: Bob Nation
Sent: Wednesday, June 15, 2016 10:59 AM
To: Dan Miller
Cc: Jessica Henry
Subject: Re: Schoettler Rd rezoning

Dan,
I am forwarding your letter to Jessica Henry (project planner that is assigned to this application) and she will include in file as well as provide some information to follow the process of this re-zoning application. For your information, I have no authority to withdraw or reject this project. I do not vote unless there is a tie at the council level.

Best Regards,

Bob Nation
Mayor - City of Chesterfield
314 249-8725

On Jun 15, 2016, at 7:57 AM, Dan Miller <pamdanmiller@yahoo.com> wrote:

Dear Mayor,

We recently moved to Chesterfield for the school district and preserved property value. The proposed rezoning of the area off Schoettler Rd for apartments places that in jeopardy. Our children enjoy the schools that they attend. The addition of the proposed apartment complex could jeopardize attending their current schools. It will also negatively impact our property value in an area that is mainly single family residents. I would also like to understand what type of wildlife study has been conducted to understand what will happen to all of the displaced animals that currently live in this wooded are. Naturally, they will be forced to flee in to neighboring subdivisions and become an increased nuisance to home owners. Also, have you ever driven South Forty drive on the way to work or to take your kids to school? Has the rezoning committee considered the cost of adding a traffic light to the intersection of South Forty Dr and S Woods Mill Rd? I already sit at that stop sign for 15 - 20 minutes waiting to turn North on to S Woods Mill Rd to take our children to school. Adding an apartment complex along South Forty Dr will exacerbate the congestion.

While the addition of an apartment complex may be good for business it is not good for residents. It would apply pressure to the school district with the possibility of our children having to move schools, decrease the property value, increase traffic congestion, and displace wildlife forcing them in to neighboring subdivisions.

Unfortunately, I do not believe there has been much thought given to the current single family residents who have invested in this area to raise their family. I ask that you withdraw reject the proposed rezoning effort.

Respectfully,

Dan Miller

1615 Chalmers Dr.
Chesterfield, MO 63017

Jessica Henry

From: Bea Brennan <beabrennan@sbcglobal.net>
Sent: Wednesday, June 15, 2016 10:27 AM
To: Jessica Henry
Subject: Sheottler rezone proposal

Ms. Henry

I live in Amberleigh on Schoettler Road. I am against the rezoning of Schoettler and want to keep it Single Family Zoning.

Frist, preserving the nature of a lovely neighborhood area like Schoettler is on everyone's minds. Beyond the aesthetics and potential impact on home values in our area, there are several other issues related to traffic.

First, my understanding is that this project will add hundreds of cars as well as apartment buildings to our road, yet the plans do not provide parking spots for all of these cars, will be dependent on street parking which may end up flowing onto neighboring streets. This is not in sync with even other apartment complexes in neighboring areas. People who move into quality apartment complexes generally expect designated parking areas as well as covered pay spots, so right away there is the issue of it being downscale.

Secondly, traffic flow from Schoettler west to Chesterfield Parkway is an issue. Due to volume this already backs up at rush hour, is frequently dangerous as drivers on Chesterfield Parkway make unauthorized u turns at that spot when they see the back-up to Schoettler Valley and a few hundred more cars will create a major problem. The only alternative is turning onto Highcroft, a road that has an elementary school, is loaded with homes and driveways, and already has a school day speed of 20 mph. It is also already a somewhat tricky spot because coming north on Schoettler it is just after a turn, and frequently a car coming around the turn doesn't realize there is another car stopped waiting for clearance to make a turn.

Third, the rush hour flow at Schoettler and Clayton is already a problem, and you have already approved an additional subdivision right there which is in the process of being built. With that construction, it does not appear that the town has arranged to widen the entrance to Clayton so that the right turn drivers would have their own lane. The backup tends to go so far back that getting out of my neighborhood is extremely difficult during that time period. Again, adding a few hundred cars going to the stores or elsewhere on Clayton will be a huge burden.

Fourth, Schoettler is a narrow road with unprotected drops around curves at a fairly high speed limit (40) compared to wider, busier flat roads like Baxter that are only at 35. Nighttime driving around the curve and drop is already somewhat concerning as the glare of headlights come right at you on the narrow road, increasing that significantly is also a potential for danger.

If the proposed complex did not open onto Schoettler but only onto South Outer 40, that could help lessen all these issues traffic issues a bit, but it would still leave the issue of changing the nature of our neighborhood by freely rezoning, and the level of the housing complex.

Thank you for your time.

Beatrice Brennan

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

RECEIVED

To Whom It May Concern:

JUN 15 2016

I am Carol Johns, a Chesterfield resident living at 1783 Heffington Dr. 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. *This is a dangerous intersection.*
- 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 overdevelopment of Chesterfield. Green spaces are being eliminated for commerce structures.*

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

There is a 300 unit apartment complex less than one mile away from proposed site. Why would you double rental apartments in our neighborhood?

Respectfully,

Carol J. Johns

caroljohns08@charter.net

Phone: 636 537-1037

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

RECEIVED
JUN 15 2016
City of Chesterfield
Department of Public Services

To Whom It May Concern:

I am Hugh Johns, a Chesterfield resident living at 1783 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: Increased traffic on Highcroft in front of an elementary school - there are enough nuts driving in front of the school already

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

Respectfully, H Johns hwjayhawk@chester.net
Phone: 636-537-1037



LETTER OF OPPOSITION

JUN 15 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 TED GOEDECKE, a Chesterfield resident living at 14573 BRITANIA 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.

Other when the city of Chesterfield planned + zoned areas for different developments, thanks largely to Mr Sachs' advise ment, the city have placed areas that kept residential Apartments + commercial separate - why grow up the NORTH END of SCHOETTLER AS they
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. done to the South end of Schoettler + Clayton roads

Respectfully,

Ted Goedecke

Phone: 636-356-3278

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 15 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 Dorjean Komlosy, a Chesterfield resident living at

14949 Greenleaf Valley 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**.

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 apartments aren't needed in Chesterfield; what is needed is this undeveloped green forest and the wild life that reside within. This is the only green forest that remains on Schoettler - it is beautiful - leave it alone!

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,

Jim & Dorjean Komlosy
Phone: 636 530 6117

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:

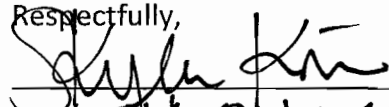
I am Matt & Skylar Kim, a Chesterfield resident living at

1408 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: 314 814 7599

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: Sfkandjak@aol.com
Sent: Wednesday, June 15, 2016 6:40 PM
To: Jessica Henry
Cc: Aimee Nassif; Bridget Nations; Guy Tilman
Subject: Zoning Change

Follow Up Flag: Follow up
Flag Status: Flagged

Steve Krafcik

14833 Brook Hill Dr.

Chesterfield, MO 63017

Jessica Henry

City of Chesterfield

690 Chesterfield Parkway West

Chesterfield MO 63017

Dear Ms. Henry,

I want to inform you that as a resident of Schoettler Road for 36 years I am vehemently opposed to the proposed zoning change from single family homes to multi-family zoning. This proposed plan is NOT consistent with the Chesterfield Comprehensive Plan. This rezoning effort in no way "preserves existing neighborhoods." It will eliminate the existing green space, add to the traffic along Schoettler, and, most importantly, be totally inconsistent with the other single-family-home neighborhoods that line Schoettler.

The designation of the site of the proposed development in the Land Use Plan as "residential Multifamily" 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 Blvd., 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."

Once again, I want you to know that as a taxpaying citizen of Chesterfield and resident of Schoettler Road that I am opposed to the rezoning changes and want that opposition reflected in the voting to take place.

Steve Krafcik

Jessica Henry

From: Sfkandjak@aol.com
Sent: Wednesday, June 15, 2016 6:44 PM
To: Jessica Henry
Cc: Bridget Nations; Guy Tilman; Aimee Nassif; Bob Nation
Subject: Zoning Change

Follow Up Flag: Follow up
Flag Status: Flagged

Jessica Krafcik

14833 Brook Hill Dr.

Chesterfield, MO 63017

Jessica Henry

City of Chesterfield

690 Chesterfield Parkway West

Chesterfield MO 63017

Dear Ms. Henry,

I want to inform you that as a resident of Schoettler Road for 36 years I am vehemently opposed to the proposed zoning change from single family homes to multi-family zoning. This proposed plan is NOT consistent with the Chesterfield Comprehensive Plan. This rezoning effort in no way "preserves existing neighborhoods." It will eliminate the existing green space, add to the traffic along Schoettler, and, most importantly, be totally inconsistent with the other single-family-home neighborhoods that line Schoettler.

The designation of the site of the proposed development in the Land Use Plan as "residential Multifamily" 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 Blvd., 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."

Once again, I want you to know that as a taxpaying citizen of Chesterfield and resident of Schoettler Road that I am opposed to the rezoning changes and want that opposition reflected in the voting to take place.

Jessica Krafcik

Jessica Henry

From: Aimee Nassif
Sent: Wednesday, June 15, 2016 10:02 PM
To: Bryan Turken
Cc: Jessica Henry
Subject: Re: stop the rezoning

Good evening,

Thank you for sending your comments over regarding this petition. Many of the concerns you express are shared by others and we are saving all comments and making them part of the petition file. You are correct, that Parkway School District would receive additional taxes if the project is approved. However please know that there is no financial gain to the City of Chesterfield. The property taxes generated, in addition to going to the schools, actually go directly to St Louis County and the Fire District. Therefore, the City reviews all new zoning petitions against items such as density, compatibility with existing land uses, Comprehensive Plan, traffic concerns and other similar items.

The next step for this zoning petition is to be scheduled for an issues 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 in charge of this project is Jessica Henry and I have copied her on this email so she can add your comments to the file which is then provided to both the Planning Commission and the City Council.

Thank you,

Aimee

Sent from my iPad

On Jun 15, 2016, at 9:03 PM, Bryan Turken <Turken@charter.net> wrote:

Hi Aimee. I am writing in opposition to the rezoning of the area at Schoettler and Highway 40/64. We live in Brook Hill Estates and travel to that intersection daily. Adding a large number of apartments will negatively impact the area in regards to increased congestion at that intersection as well as adding apartments to an area that is clearly only single family dwellings. I realize that the city and Parkway would gain a tremendous amount of tax revenue from these apartments, but that is not the right area. I am already concerned about the impact of the villas being built at Schoettler and Clayton, but that was approved prior to our family moving to the area. At some point there has got to be a time to say "no" to more and more development on this

road. The green space was destroyed for the new villas and will be severely impacted by these apartments. I would ask that you not rezone this area.

Thank you for your time.

Sincerely,

Bryan Turken
2014 Brook Hill Court
314.517.8483

Jessica Henry

From: marvinaclark@aol.com
Sent: Wednesday, June 15, 2016 9:25 PM
To: Jessica Henry
Subject: Opposed to Schoettler and 64 Rezoning

Ms. Henry-

The purpose of this letter is to communicate my opposition to the construction of apartments at Schoettler and Hwy 64. I live at 14806 Lupine Ct. in Chesterfield.

Cities twice the size of Chesterfield would be thrilled to have our abundance of:

- Retail
- Premium office space
- Restaurants
- Quality employers

We also have a modest (but improving) public art infrastructure and a little green space remaining. Chesterfield is great because the founders valued long term quality over short term quantity.

The only risks to our quality of life are crime and excessive traffic, and apartments produce a disproportionate share of both. I don't believe that Chesterfield will be a better place 10 years from now with more apartments and less green space dumped in a single family residential area. Please think long term.

Thanks.
Marvin Clark

Jessica Henry

From: Darrell Songer <mainsonger212@gmail.com>
Sent: Thursday, June 16, 2016 1:03 PM
To: Jessica Henry; Bridget Nations; Guy Tilman
Subject: Schoettler road

This email is in opposition to the proposed multifamily units. As we call them... Apartments.

Chesterfield already has an extreme amount of apartments of which many are poorly kept and honestly just plain nasty.

Currently Schoettler is a busy road with the south outer forty intersection being dangerous. I only assume you have checked the frequency of accidents.

The intersection of Schoettler and Clayton is another story. It currently takes three lights during peak times to turn onto Clayton. In addition a large residential development is in progress and will further inhibit traffic flow.

So.... Hundreds more cars at both ends of Schoettler without ample egress or exit.

Now let's take a look at Schoettler.....

Beautiful road that speaks to the essence of chesterfield.

Narrow.

No shoulder in places

Six inch shoulder in places

Two foot shoulder in places

Partial sidewalks

No bike path

Curves with eight foot drop offs

High nonresident traffic from Logan

I could go on but you are already already aware the road cannot handle the traffic load without serious risk to current residents.

Please consider my comments. I look forward to your responses.

In addition I would like to have a statement from you with respect to your personal and/or business relationships with the owners, developers and/or managers of the proposed apartment complex.

Darrell

RECEIVED
JUN 16 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 DEBBIE HEFLEY, a Chesterfield resident living at
14541 CROSSWAY 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.

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,
Debbie Hefley

Phone: 314-609-0121

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 16 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 Vincent Giardano, a Chesterfield resident living at

1914 CRAMPTON CT. 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,
Vincent Giardano

Phone: 636-391-7710

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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LETTER OF OPPOSITION



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

To Whom It May Concern:

I am Kathy Fehlig, a Chesterfield resident living at 14705 Greenleaf Valley Drive.

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 with a new neighborhood being established at Schoettler & Clayton, there will be anticipated increase in traffic on a street which has always had a

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: 636-536-4941

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

Small neighborhood atmosphere. New apartments near the outer road will increase the "commercial" effect that is apparent on the north outer road.



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

To Whom It May Concern:

I am Barbara Sutton, a Chesterfield resident living at
1566 Treherne 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.

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

Jessica Henry

From: Guy Tilman
Sent: Friday, June 17, 2016 10:51 AM
To: Jessica Henry
Cc: nancy_carter@me.com
Subject: Fwd: Development at Schoettler and 40

Jessica,

Can you please be sure that Nancy's email is included with the project file?

Thank you

Guy Tilman

Sent from my iPad

Begin forwarded message:

From: Nancy Carter <nancy_carter@me.com>
Date: June 14, 2016 at 1:37:00 PM CDT
To: <GTilman@chesterfield.mo.us>
Subject: Development at Schoettler and 40

You have been copied on emails with Jessica Henry regarding the development at Schoettler and 40 but I have not had any direct communication with you.

I have attended a Preserve Schoettler meeting and have many of the same concerns raised by the group. My family and I are particularly concerned about the impact on our property value.

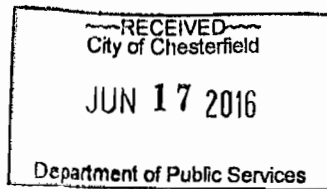
It does not seem that the City of Chesterfield has reached out to homeowners in the area to get input on the development or done any studies on the impact on property values or traffic issues. My knowledge of Chesterfield government is limited but it would seem that the City would want to get input from residents as well as the impact on the area before approving the development.

I would appreciate the opportunity to hear your thoughts on the proposed development. I can be reached at 314-805-0744.

Regards,

Nancy Carter

Sent from iCloud



06-17-16 A08:43 IN

Re: **Signed Petitions Opposing Rezoning at Schoettler Road & South Outer 40**

June 16, 2016

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

Dear Jessica,

We are submitting our 2nd set of 300 Chesterfield residents who have electronically signed a petition opposing the rezoning change at Schoettler Road and South Outer 40.

We submitted a petition to you on Monday, June 13 with 300 names. This is an additional 300 residents who have signed the posted petition on the www.preserveschoettler.com website since that date. We verified each of these petitioners with an IP address and can provide them for you if necessary.

The petition link, opposing the rezoning change, continues to be "live" on the website, and we will continue to provide the Planning Commission with more petitions as new signatures accumulate.

The Planning Commission should understand that these 600 residents of Chesterfield felt it necessary to attach their names to this petition so that they can be counted as members of the community who are dedicated to protecting the integrity of our neighborhoods. They are in agreement that this site must be preserved for Single Family Homes to maintain the integrity of this area; provide safety for everyone and protect the value of their homes.

Please share this file of 300 petitioners with the members of the Planning Commission to show the strength of opposition to this proposed rezoning change.

Please copy this to Mayor Bob Nation; Ward II Council - Bridget Nations and Guy Tilman; Ward III Council - Dan Hurt and Randy Logan as each of these officials should represent these 300 residents.

Sincerely,

PreserveSchoettler.com



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
John	Williams	1914 Gatemont Dr	Scarborough	636-386-8694
Marta	Gaska	15525 Windsor Ridge Ct	Sycamore Manor	314-954-4767
Marty	Schnaare	14890 Greenleaf Valley Dr	Greenleaf Estates	636-728-0428
Jon	Gehbauer	14818 Woodroyal Ct.	Royalwood	636-537-3249
Ross	Shelledy	14639 Mallard Lake Dr	Thousand Oaks	314-308-3340
Joan	Lebon	1318 Conway Oaks Dr	Conway Glen	636-236-7304
John	Shuman	14546 Gatemont Dr	Scarborough	314-479-9043
Anne	Quade	1965 Lanchester Ct	Scarborough West	636-346-8867
Richard	Schmidt Jr	1337 Conway Oaks Dr	Conway Glen	636-536-5283
Donna	Biolchini	1572 Timberlake Mnr Pkwy	Thousand Oaks	636-537-2592
Stacey	Prelutsky	14722 Mill Spring Dr	Chesterfield Trails	636-532-2929
David	Corbin	14453 Britannia Dr	Scarborough	314-825-6661
Mindy	Fitter	14453 Britannia Dr	Scarborough	314-825-6661
Stephanie	Rueckert	14707 Mill Spring Dr	Chesterfield Trails	314-581-6145
Ryan	Rueckert	14707 Mill Spring Dr	Chesterfield Trails	636-530-4673
Amanda	Hammel	1819 Shadywood Ct	Westfield Farm	636-680-2031
Mary	Piccirilli	1934 York Ridge Ct	Baxter Ridge	636-530-1748
Irene	Buckalew	14631 Hunters Pt	Hunters point	314-486-8686
Karenr	Greenberg	1512 Royal Crest Ct	Royalwood	636-537-0656
Andy	Wasserman	1512 Royal Crest Ct	Royalwood	636-537-0656
Julia	Wasserman	1512 Royal Crest Ct	Royalwood	636-537-0656
Jerry	Adzima	1349 Conway oaks Dr	Conway oaks	636-519-0291
Michael	Israel	1928 Gatemont Dr	Scarborough	314-422-3563
Steve	Israel	515 South Lindbergh Blvd	Scarborough	314-497-1099
Julia	Lega	14977 Appalachian Trail	Shenandoah	999-999-9999



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We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Maureen	Trompeter	9 Summer Blossom Ct	Seasons of Schoettler	636-230-7786
David	Trompeter	9 Summer Blossom Ct	Season of Schoettler	636-230-7786
Sarah	Cohen	1689 Heffington Dr	Bridle Creek	314-566-5450
Barbara	Fisher	14538 Crossway Ct	Scarborough	636-230-5024
Leda	Sander	14855 Sycamore Manor Dr	Sycamore manor	314-706-5706
Betsy	Murphy	15696 Silverlake Ct	Baxter Lakes	636-530-9502
Robert	Vierling	1773 Springbranch Ct	Bridlecreek	636-532-7003
Michele	Carter	1500 Lace Bark Ct	Wildhorse	314-580-1169
Carol	Blood	1957 Lanchester Ct	Scarborough West	314-495-4289
Bev	Strothkamp	1902 Farm Valley Dr	Westfield Farm	636-532-4420
David	Strothkamp	1902 Farm Valley Dr	Westfield Farm	314-560-5774
Jody	Chassin	1432 Shagbark Ct	Sycamore Manor	636-519-0841
David	Chassin	1432 Shagbark Ct	Sycamore Manor	636-519-0841
Patricia	Orf	1317 Colony Way Ct	Westchester Place	314-306-3288
Fred	Sussman	15316 Chesterfield Pines Ln	Chesterfield Pines	636-537-1509
Betsy	Breckenridge	15336 Grantley Dr	Westfield Farm	636 346-5638
Garry	Orf	1317 Colony Way Ct	Westchester Place	314-306-3288
Dan	Breckenridge	15336 Grantley Dr	Westfield Farm	636 346-5692
Maggie	Orf	1317 Colony Way Ct	Westchester Place	314-306-3288
Nick	Orf	1317 Colony Way Ct	Westchester Place	314-306-3288
Lora	Roberts	1461 Sycamore Manor Dr	Sycamore Manor	636-536-6225
Cathy	Reeves	2108 Brook Hill Ridge Dr	Brook Hill Estates	646-715-7353
Linda	Daniels	14747 Mill Spring Dr	Chesterfield Trails	636-532-8173
Marni	Lang	1922 Shadow Wood Ct	Westfield Farms	314-413-8900
Anthony	Lang	1922 Shadow Wood Ct	Westfield Farms	314-873-1752



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Tim	Reeves	2108 Brook Hill Ridge Dr	Brook Hill Estates	646-406-2343
Paul	Biolchini	1571 Timberlake Mnr Pkwy	Thousand Oaks	636-537-2592
Ann	Kozminske	1810 Autumn Glen Ct	Seasons at Schoettler	636-394-3356
Matthew	Boyd	1686 Heffington Dr	Highcroft	949-690-3233
Michael	Biggs	14494 Britannia Dr	Scarborough	636-394-4502
Ann	Bugg	1470 Asterwood Ct	Sycamore Manor	636-537-9191
James	Goodwin	14606 Big Timber Ln	Chesterfield Trails	314-680-8251
Jeanna	Gossett	2003 Brook Hill Ct	Brook Hill Estates	314-324-5188
Katherine	Harrison	1625 Adgers Wharf	Chesterfield Hill	314-346-0005
Terry	Schreiter	1470 Shagbark Ct	Sycamore Manor	314-780-2940
Brian	LeDuc	2126 Brook Hill Ct	Brook Hill Estates	636-227-3322
Lori	LeDuc	2126 Brook Hill Ct	Brook Hill Estates	636-227-3322
Rebekah	Sherman	15306 Schoettler Estates Dr	Schoettler Estates	314-359-5133
Martha	Litzsinger	14653 Chesterfield Trails Dr	Chesterfield Trails	636-728-0615
Jordyn	Wolf	15306 Schoettler Estates Dr	Schoettler Estates	314-484-6541
Morgan	Koenig	14884 Straub Hill Ln	Brook Hill Estates	314-960-5221
Susan	Wieser	1535 Woodroyal West Dr	Royalwood	636-532-1339
Ben	Murphy	15696 Silverlake Ct	Baxter Lakes	636-530-9502
Tom	Bruemer	1937 Chermoore Ct	Scarborough West	636-227-8825
Warren	Rix	1822 Hillow Tree Ct	Westfield Farm	636-578-4199
Debbie	Raisher	1506 Woodroyal West Dr	Royalwood	636-532-5211
William	Carey	1305 Colony Way Ct	Westchester Place	314-393-4782
Russell	Isaak	14839 Brookhaven Pl	Brook Hill Estates	314-795-6446
Sharon	Kaiser	14820 Pleasant Ridge Ct	Westchester Place	636-532-1818
Monica	Meara	1918 Spring Breeze Ln	Seasons at Schoettler	636-256-9048



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First Name	Last Name	Address	Subdivision	Phone
Mike	Meara	1918 Spring Breeze Ln	Seasons at Schoettler	636-256-9048
Leslie	Garner	2005 Brook Hill Ln	Brook Hill Estates	636-227-1115
Troy	Garner	2005 Brook Hill Ln	Brook Hill Estates	636-227-1115
Joyce	Saffa	1807 Autumn Glen Ct	Seasons at Schoettler	636-227-2263
Linda	Maguire	15810 Newton Ridge	Baxter Ridge	314-705-0495
Dennis	Saffa	1807 Autumn Glen Ct	Seasons at Schoettler	636-227-2263
David	Martin	14603 Big Timber Ln	Chesterfield Trails	636-532-9294
Carol	Isaak	14839 Brookhaven Pl	Brook Hill Estates	314-324-3525
Joe	Herman	1803 Autumn Glen Ct	Seasons at Schoettler	314-363-6314
Cathy	Herman	1803 Autumn Glen Ct	Seasons at Schoettler	314-495-6314
Katie	Herman	1803 Autumn Glen Ct	Seasons at Schoettler	314-368-9803
Todd	Colton	1804 Hollow Tree Ct	Westfield Farms	314-504-3179
Mark	Schenberg	1399 Schoettler Rd		636-536-0060
Jim	Nunn	14866 Sycamore Manor Dr	Sycamore Manor	636-530-1146
Donna	Crain	741 Cedar Field Ct	Cedar Springs	314-434-8875
Brent	Covington	14836 Brook Hill Dr	Brook Hill Estates	636-220-4098
Abby	Covington	14836 Brook Hill Dr	Brook Hill Estates	314-288-5203
David	Halsey	1475 Asterwood Ct	Sycamore Manor	636-519-1368
Jennifer	Stecher	874 Wellesley Place Dr	Wellesley Place	635-537-9961
Rene	Bouchard	14866 Sycamore Manor Dr	Sycamore Manor	636-530-1146
Lauren	Wolf	15306 Schoettler Estates Dr	Schoettler Estates	314-489-8931
H. Dean	Daniels	14747 Mill Spring Dr	Chesterfield Trails	636-532-8173
Cathy	Rozzell	1956 Berkshire Ct	Scarborough West	636-391-7026
Joy	Jolliff	14815 Sycamore Manor Ct	Sycamore Manors	636-675-2434
Janice	Sherman	14641 Big Timber Ln	Chesterfield Trails	636-532-2259



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First Name	Last Name	Address	Subdivision	Phone
Gary	Meier	14607 Britannia Dr	Scarborough	636-230-0672
John	Hua	15331 Highcroft Dr	Chesterfield Pines	314-308-2047
Diane	Mao	15331 Highcroft Dr	Chesterfield Pines	314-761-0851
Dick	Bugg	1470 Asterwood Ct	Sycamore Manor	636-537-3322
Deborah	Wiese	14604 Mill Spring Ct	Chesterfield Trails	636-519-1434
Shawn	Ryan	14756 Timberbluff Dr	Thousand Oaks	314-616-3514
Angela	Laurence	2133 White Ln Dr	Brook Hill Estates	636-230-2966
Theresa	Budenholzer	14757 Timberbluff Dr	Thousand Oaks	314-348-8942
Steve	Brown	14760 Deerhorn Dr	Greenleaf Estates	636-537-1647
Michael	Ferdman	15312 Doverfield Ct	Westfield Farms	636-537-3188
Betsy	Ferdman	15312 Doverfield Ct	Westfield Farms	636-537-3188
Thomas	Ferdman	15312 Doverfield Ct	Westfield Farms	636-537-3188
Sheila	Madsen	1431 Sycamore Manor Dr	Sycamore Manor	636-536-0603
Carol	Johns	1783 Heffington Dr	Bridle Creek	636-537-1037
Hugh	Johns	1783 Heffington Dr	Bridle Creek	636-537-1037
Gary	Madsen	1431 Sycamore Manor Dr	Sycamore Manor	636-536-0603
Margaret	Madsen	1431 Sycamore Manor Dr	Sycamore Manor	636-536-0603
Sarah	Madsen	1431 Sycamore Manor Dr	Sycamore Manor	636-536-0603
Mary	Barber	1312 Conway Oaks Dr	Conway Glen	636-532-4406
John	Barber	1312 Conway Oaks Dr	Conway Glen	314-651-7591
Susan	Bruemer	1937 Chermooore Ct	Scarborough West	636-227-8825
Ed	Madden	1826 Britannia Ct	Scarborough	314-882-7711
Melissa	Lenz	14865 Brook Hill Dr	Brook Hill Estates	314-749-3093
Donna	Krupinski	1723 Heffington Dr	Westridge Estates	636-532-4092
David	Eisenstein	1849 Winter Run Ct	Seasons at Schoettler	513-382-9558



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We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Lisa	Eisenstein	1849 Winter Run Ct	Seasons at Schoettler	513-823-1667
David	Krupinski	1723 Heffington Dr	Westridge Estates	636-532-4092
Roderick	Garbo	15442 Highcroft Dr	Bridle Creek	314-604-2025
Mike	Hammel	1819 Shadywood Ct	Westfield Farms	636-532-6935
Nancy	Mehan	2031 Brook Hill Ridge Dr	Brook Hill Estates	636-399-8027
Barb	Phillips	14720 Deerhorn Dr	Green leaf Estates	636-579-0235
Robert	Phillips	14720 Deerhorn Dr	Greenfield Estates	636-536-6190
David	Blatt	15215 Carriage House Ct	Nooning Tree	314-718-7840
Stacy	Poznick	15314 Schoettler Estates Dr	Schoettler Estates	949-231-7040
Stephen	Conkle	1308 Oaktree Estates Ln	Oaktree	314-406-3865
Margaret	Conkle	1308 Oaktree Estates Ln	Oaktree	314-614-6188
Bob	Kearns	14784 Brook Hill Dr	Brook Hill Estates	636-357-5479
Brent	Ribble	2017 Brook Hill Manor Ct	Brook Hill Estates	636-220-6104
Anna	Halloran	14625 Oak Orchard Ct	Chesterfield Trails	314-363-1031
Dan	Halloran	14625 Oak Orchard Ct	Chesterfield Trails	314-910-7006
Tony	Vermillion	2015 Brook Hill Ridge Dr	Brook Hill Estates	636-220-7543
Debra	Vermillion	2015 Brook Hill Ridge Dr	Brook Hill Estates	636-220-7543
Jacquelyn	Spellmeyer	1944 Lanchester Ct	Scarborough West	636-394-2688
James	Quicksilver	14608 Summer Blossom Ln	Seasons of Schoettler	314-630-9717
Joseph	Spellmeyer	1944 Lanchester Ct	Scarborough West	314-810-2203
James	Walker	1938 Chermore Ct	Scarborough West	636-230-0404
Genevieve	Walker	1938 Chermore Ct	Scarborough West	636-230-0404
Jessica	Preston	15574 Highcroft Dr	Highcroft	314-496-2782
William	Finkenkeller	14849 Grassmere Ct	Greenleaf Estates	817-706-8749
Jim	Spellmeyer	1944 Lanchester Ct	Scarborough West	636-394-2688



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First Name	Last Name	Address	Subdivision	Phone
Zach	Tarter	14797 Brook Hill Dr	Brook Hill Estates	603-569-9486
Kelli	Unnerstall	14649 Summer Blossom	Seasons at Schoettler	314-422-7009
Mike	Daniels	14729 Mill Spring Dr	Chesterfield Trails	314-305-0135
Laura	Daniels	14729 Mill Spring Dr	Chesterfield Trails	636-236-8536
Thomas R.	Etling	1805 Cayman Ct	Highcroft	636-536-6789
Kathryn	Spellmeyer	1944 Lanchester Ct	Scarborough West	636-394-2688
Joan	Forrest	2004 Brook Hill Ln	Brook Hill Estates	636-230-6986
Charlie	Forrest	2004 Brook Hill Ln	Brook Hill Estates	636-230-6986
Colette	Hunsucker	36 Baxter Ln	Estates of Baxter Lane	636-536-1777
Deborah	Guenther	14853 Grantley Dr	Westchester Place	636-537-9851
Yong	Kim	1902 Broadfield Ct	Westfield Farm	314-814-4512
Jordan	Poznick	15314 Schoettler Estates Dr	Schoettler Estates	314-441-2415
Nancy	Bruce	14813 Lupine Ct	Sycamore Manor	636-532-2688
Aaron	Bergman	14785 Chesterfield Trails Dr	Chesterfield Trails	314-308-1810
Sun	Bergman	14785 Chesterfield Trails Dr	Chesterfield Trails	314-308-1810
Daniel	Kearns	14784 Brook Hill Dr	Brook Hill Estates	636-236-8292
Mike	Kearns	14784 Brook Hill Dr	Brook Hill Estates	636-236-1513
Dale	Hotard	1950 Chermore Ct	Scarborough West	636-230-8967
Gregory	Kearns	14784 Brook Hill Dr	Brook Hill Estates	636-391-7611
Neil	Shapiro	14803 Pleasant Ridge Ct	Westchester Place	636-778-9665
Thomas	Williams	1914 Gatemont Dr	Scarborough	636-399-2374
Judith	Moore	14650 Fairfield Farm Dr	Fairfield Farm	314-616-9372
Deborah	Sellers	14821 Brook Hill	Brook Hill Estates	636-207-0505
Mark	Stegmann	2127 Brook Hill Ridge Dr	Brook Hill Estates	314-922-6381
Dennis	Taylor	14857 Grassmere Ct	Greenleaf Estates	636-537-2460



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First Name	Last Name	Address	Subdivision	Phone
Shara	Taylor	14857 Grassmere Ct	Greenleaf Estates	314-604-4723
Tommy I.	Moore	15201 Olive Boulevard	Friendship Village	636-733-0281
Stephanie	Morgan	1941 Squires Way Ct	Bridle Creek	314-623-5227
Edde	Morgan	1941 Squires Way Ct	Bridle Creek	636-728-8074
Robin	Charles	13503 Ladue Farm Rd	Ladue Farm Estates	314-579-0784
Cindy	Steiner	1508 Willow Grove Ct	Chesterfield Trails	314-378-2783
Thomas	Eyssell	1935 Farm Valley Dr	Westfield Farm	636-346-9442
Jeff	Bone	323 Harbour Pointe Dr	Landings Lake	636-422-8357
Helen	Etling	1805 Cayman Ct	Highcroft	636-536-6789
Jim	Layton	14871 Grassmere Ct	Greenleaf Estates	636-537-9049
Polly	Rutherford	15516 Twingate Dr	Baxter Lakes	636-532-8118
Jim	Ortbals	2028 Brook Hill Ridge Dr	Brook Hill Estates	636-227-6230
M. Christine	Meier	14607 Britannia Dr	Scarborough	636-230-0672
Eileen	Ortbals	2028 Brook Hill Ridge Dr	Brook Hill Estates	636-227-6230
Kimberly	Wimmer	1947 Dovershire Ct	Scarborough West	636-227-6020
Madison	Wimmer	1947 Dovershire Ct	Scarborough West	636-227-6020
Steve	Wimmer	1947 Dovershire Ct	Scarborough West	636-227-6020
James	Schmidt	14796 Timberbluff Dr	Thousand Oaks	636 532 1836
Joan	Bishop Schmidt	14796 Timberbluff Dr	Thousand Oaks	636 532 1836
Britt	Fassler	14732 Windsor Valley Ct	Windsor Place	636-519-7339
Gail	Scannell	1551 Timberlake Mnr Pkwy	Thousand Oaks	636-675-4703
Jeanne	Tevlin	16705 Chesterfield Farms Dr	Chesterfield Farms	636-579-1872
Hillard	Lewis	14715 Greenleaf Valley Dr	Greenleaf Estates	636-537-0579
Kathy	Crump	14605 Summer Blossom Ln	Seasons at Schoettler	636-394-4967
Brian	McGinnis	1928 Buckingham Dr	Scarborough	314-825-6517



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Anwer	Rahman	16247 Windfall Ridge Dr	Bent Tree	636-536-0620
Mary	Peterson	823 Windmill Dr	Woodsmill	636-236-3339
David	Hotard	1950 Chermooore Ct	Scarborough West	636-230-8967
Ashley	Bunton	2 Georgetown Rd	Georgetown	407-791-1744
Evan	Bunton	2 Georgetown Rd	Georgetown	407-791-1921
Peggy	Lee	16429 Horseshoe Ridge Rd	Kehrs Mill Trails	636-530-7842
George	Crump	14605 Summer Blossom Ln	Seasons at Schoettler	636-394-4967
Kathy	Crump	14605 Summer Blossom Ln	Seasons at Schoettler	636-394-4967
Kathryn	Fluchel	1636 Tradd Ct	Chesterfield Hill	636-532-1957
Ralph	Fluchel	1636 Tradd Ct	Chesterfield Hill	636-532-1957
Nathan	Hoening	14568 Gatemont Dr	Scarborough	636-386-8021
Christian	Stein	1333 Cherry Glen Ct	Westchester Place	314-704-6345
Connie	Kallaos	14794 Brook Hill Dr	Brook Hill Estates	636-230-7182
William	Kallaos	14794 Brook Hill Dr	Brook Hill Estates	636-230-7182
Terry	Ferrin	184 Kendall Bluff Ct	Kendall Bluff	314-317-9972
Walter	Gavlick	1901 Broadfield Ct	Westfield Farm	636-519-8609
Bob	Carlson	3170 Still House Creek Rd	Shenandoah	636 812-2335
Kathryn	Trimarke	14749 Chesterfield Trails Dr	Chesterfield Trails	314-205-2444
Steve	Lockhart	14563 Crossway Ct	Scarborough	636-394-6326
Austin	Lockhart	14563 Crossway Ct	Scarborough	636-394-6326
Sherry	Yazdi	10 Georgetown Rd	Georgetown	314-368-2315
Dan	Miller	1615 Chalmers Dr	Chesterfield Hill	636-812-2442
Pam	Miller	1615 Chalmers Dr	Chesterfield Hill	636-812-2442
Samantha	Frisicchio	1934 Farm Valley Dr	Westfield Farm	417-665-1894
Jeannie	Johnston	14672 Summer Blossom Ln	Seasons at Schoettler	314-578-3500



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Manju	Khosla	2 Summer Blossom Ct	Seasons at Schoettler	636-227-8834
Kuldip	Khosla	2 Summer Blossom Ct	Seasons at Schoettler	636-227-8834
Mike	Rutherford	15516 Twingate Dr	Baxter Lakes	636-532-8118
Tina	Sclair-Stein	1538 Woodroyal West Dr	Royalwood	314-277-4018
Dana	Hoffman	15310 Schoettler Estates Dr	Schoettler Estates	314-452-4156
David	Luethy	14961 Straub Hill Ln	Brook Hill Estates	314-308-9504
Andrew	Hoffman	15310 Schoettler Estates Dr	Schoettler Estates	314-974-0789
So	Kim	1902 Broadfield Ct	Westfield Farm	314-662-1645
Christopher	Gladden	2010 Brook Hill Ln	Brook Hill Estates	314-606-5995
Jacob	Huelskoetter	1544 Woodroyal East Dr	Royalwood	636-368-7395
Darla	Huelskoetter	1544 Woodroyal East Dr	Royalwood	314-610-9817
Alexander	Lionelli	2110 White Lane Dr	Brook Hill Estates	314-910-3226
Stephen	Malyszko	14622 Big Timber Ln	Chesterfield Trails	314-378-8120
Alan	Prelutsky	14722 Mill Spring Dr	Chesterfield Trails	636-532-2929
Paul	Travers	31 Village View Dr	Friendship Village	
Stephanie	Hoff	14612 Mill Spring Ct	Chesterfield Trails	636-728-0456
Scott	Lenz	14865 Brook Hill Dr	Brook Hill Estates	314-596-2250
Gina	Garbo	15442 Highcroft Dr	Bridle Creek	314-719-7836
Stephen	Ahlheim	14624 Britannia Dr	Scarborough	314-680-5991
Ron	Kozminske	1810 Autumn Glen Ct	Seasons at Schoettler	636-394-3356
Kim	Hackman	1924 Dovershire Ct	Scarborough West	314 225-8572
Mike	Wieser	1535 Woodroyal West Dr	Royalwood	535-532-1339
Michael	Whalen	1456 Sycamore Manor Dr	Sycamore Manor	636-778-2397
Chris	Mezines	1468 Sycamore Manor Dr	Sycamore Manor	636-532-5153
Mary	Mezines	1468 Sycamore Manor Dr	Sycamore Manor	314-384-8684



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
James	Tevlin	16705 Chesterfield Farms Dr	Chesterfield Farms	636-675-5916
Danielle	Tevlin	16705 Chesterfield Farms Dr	Chesterfield Farms	636-293-6180
Julia	Lockhart	14563 Crossway Ct	Scarborough	636-394-6326
Mark	Smith	1326 Cherry Glen Ct	Westchester Place	314-420-8057
Kathryn	Mastorakos	16217 Bent Tree Dr	Bent Tree	314-262-2107
Christopher	Preston	15574 Highcroft Dr	Highcroft	314-409-6188
Susan	Drapekin	1334 Cherry Glen Ct	Westchester Place	636-532-2523
Gerald	Lionelli	2110 White Land Dr	Brook Hill Estates	636-527-7221
Elizabeth	McKinley	2110 White Lane Dr	Brook Hill Estates	636-527-7221
Stacy	Schenberg	1399 Schoettler Rd		636-536-0060
Tingting	Chen	15448 Highcroft Dr	Bridle Creek	636-368-7790
Steve	Krafcik	14833 Brook Hill Dr	Brook Hill Estates	636-220-6790
Jessica	Krafcik	14833 Brook Hill Dr	Brook Hill Estates	636-220-6790
Amanda	Jackels	14878 Sycamore Manor Dr	Sycamore Manor	636-236-4226
Charles	Jackels	14878 Sycamore Manor Dr	Sycamore Manor	636-751-2413
Michael	Cassimatis	14723 Timberbluff Dr	Thousand Oaks	314-504-8932
Felipe	Rivera	1426 Shagbark Ct	Sycamore Manor	314-359-3965
Vanee	Piromsuk	15333 Grantley Dr	Westfield Farms	636-778-0667
Komson	Piromsuk	15333 Grantley Dr	Westfield Farms	636-778-0667
Sara	McKinley	15309 Oaktree Estates Dr	Oaktree Estates	636-812-2286
Joseph	Kemp	14620 Fairfield Farm Dr	Fairfield Farm	314-973-6600
Carolyn	Kuo	1462 Sycamore Manor Dr	Sycamore Manor	314-780-6486
Laura	Nolan	14567 Gatemont Dr	Scarborough	314-803-0177
William	Evans	14809 Grantley Dr	Westchester Place	314-808-5066
Janet	Wasylczak	1805 York Ridge Ct	Baxter Villages	636-530-7805

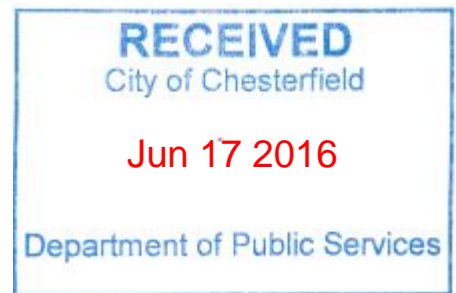


We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
James	Capes	1848 Shadywood Ct	Westfield Farms	636-532-7688
Erika	Capes	1848 Shadywood Ct	Westfield Farms	636-532-7688
Rick	Nicoletti	14808 Straub Hill Ln	Brookhill Estates	636-256-9658
Tara	Hodam	1806 Shady Wood Ct	Westfield Farms	636-484-0274
John	Hodam	1806 Shady Wood Ct	Westfield Farms	636-484-0180
Karen	Gladden	2010 Brook Hill Ln	Brook Hill Estates	636-527-3393
Suchitra	Ghosh	2401 Clayborn Dr	White Gates Firm	314-443-4796
Michelle	Halsey	1475 Asterwood Ct	Sycamore Manor	636-519-1368
Robert	Laurence	2133 White Ln Dr	Brook Hill Estates	636-230-2966
Judy	Brennan	1500 Willow Grove	Chesterfield Trails	636-532-4177
Owen	McKinley	15309 Oaktree Estates Dr	Oaktree Estates	319-530-5421
Phil	Jones	14708 Windsor Valley Ct	Windsor Place	314-629-9537
Mary	Lewis	14715 Greenleaf Valley Dr	Greenleaf Estates	636-537-0579
Diane	Guenther	1315 Oaktree Estates Ln	Oaktree Estates	636-236-4634
Susan	Nagarkatti	14967 Straub Hill Ln	Brook Hill Estates	636-527-3699
Jeanette	Piromsuk	15333 Grantley Dr	Westfield Farms	636-778-0667
Edwin	Piromsuk	15324 Grantley Dr	Westfield Farms	636-489-1622
Natalie	Piromsuk	15324 Grantley Dr	Westfield Farms	636-489-1622
John	Quade	1965 Lanchester Ct	Scarborough West	636-227-4580
Amy	Adam	14859 Greenleaf Valley Dr	Greenleaf Estates	636-751-0953
Gregory	Adam	14859 Greenleaf Valley Dr	Greenleaf Estates	636-751-0954
Karen	Evans	14809 Grantley Dr	Westchester Place	636-532-9098
Sandra	Livergood	14815 Pleasant Ridge Ct	Westchester Place	636-530-0199
Mary	Wagnitz	15345 Schoettler Estates	Schoettler Estates	314-229-7511
Donna	Devereaux	1840 Hollow Tree	Westfield Farms	636-536-6767

Ms. 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

Dear Ms. Henry:

My name is Gary Watson, a Chesterfield resident living at 1923 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; 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 •

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,

Gary Watson
636-537-9262 (H)
314-435-2957 (W)

JUN 17 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 Emmy Lynn Whalen, a Chesterfield resident living at 1456 Lyman 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: Increased traffic on Schoettler Rd which is already busy
- The noise level will increase with the destruction of trees and green space

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

Respectfully,

Emmy Lynn WhalenPhone: 636-778-2397

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
City of Chesterfield
JUN 17 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 H. Whalen, a Chesterfield resident living at 1456 Sycamore Meadow 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,
Michael H. Whalen

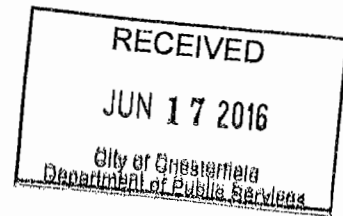
Phone: (636) 778-2397

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



Ms. 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

Dear Ms. Henry:

My name is Gary Watson, a Chesterfield resident living at 1923 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; 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 •

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,

Gary Watson
636-537-9262 (H)
314-435-2957 (W)

RECEIVED

JUN 17 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 David W. Koschhoff, a Chesterfield resident living at

1806 Britannia Court

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.

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,

David W Koschhoff

Phone: 636-256-8611

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 17 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 Diane M. Koschoff, a Chesterfield resident living at
1806 Britannia Court

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,

Diane M. Koschoff

Phone: 636-256-8611 unlisted please

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 17 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 Michael Koschoff, a Chesterfield resident living at
1806 Britannia Court

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,

Michael Koschoff

Phone: 636-256-8611 unlisted please

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 17 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 Margaret Burnet, a Chesterfield resident living at
14619 Mallard Lake 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; 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,

Margaret Burnet

Phone: 636-532-2586

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

What about those
many power lines?
Who would want to
live under those??



LETTER OF OPPOSITION

RECEIVED
JUN 17 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 JULIA & STEVE LOCKHART, a Chesterfield resident living at

14563 CROSSWAY CT. SCARBOROUGH SUBDIVISION

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 ALL OF THE ABOVE PLUS ADDED NOISE

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 Lockhart & Steve Lockhart

Phone: (636) 394-6376

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: Bob Nation
Sent: Sunday, June 19, 2016 6:04 PM
To: William Tyler
Cc: Jessica Henry
Subject: Re: Opposition to rezoning of property at Schoettler and South Outer 40

Mr. Tyler,

Thank you for your input regarding the proposed multi-family development at Schoettler and south outer 40. Your remarks and observation are duly noted and I am copying our project planner Jessica Henry so that she can include your letter in the file as well as respond to you and describe the process going forward.

Best Regards,

Bob Nation
Mayor - City of Chesterfield
314 249-8725

On Jun 19, 2016, at 11:11 AM, William Tyler <tylertoo@sbcglobal.net> wrote:

To: The Honorable Mayor Bob Nation
bnation@chesterfield.mo.us

Dear Mayor Nation:

I am William Tyler, a Chesterfield resident living at 14641 Timberlake Manor Court in 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.

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. One possibility that would increase the desirability of this entire area is to consider a park with nature trails, preserving the many trees. Longview Farm in Town & Country is an excellent example.

Respectfully, William H. Tyler
Phone: 636-812-2689

Jun 20 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 MARSHA T. ISAAC, a Chesterfield resident living at
1517 DEERHORN 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.

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,

Marsha T. Isaac

Phone: 636.532.4661

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 TERRY B. ISAAC, a Chesterfield resident living at
1517 DEERHORN 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.

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,
Terry B Isaac

Phone: 636.532.4661

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 DILIP M. SHAH, a Chesterfield resident living at 14800 Lupine 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.
- Other: _____

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

Respectfully,

Dilip Shah

Phone: 636-346-9846

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 THO & LAN Hoang, a Chesterfield resident living at

1531 Wimborne Ct, 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 Might Decrease in school Grade,
more

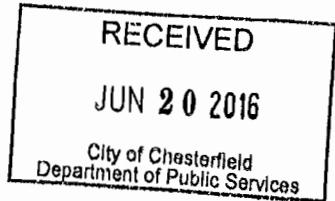
Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure. Please keep this area zoned for single family homes.

Respectfully,
San Hoang Chuang

Phone: 314 898 7477 - 314 898 7577

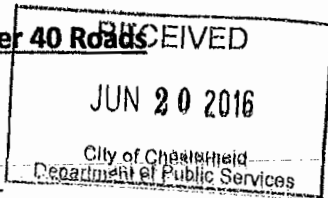
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

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 Shu-Chuan Chen, a Chesterfield resident living at

15342 Granley Dr. 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,

Shu-Chuan Chen

Phone: 904-4226127

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 20 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 Chun-nian Chen, a Chesterfield resident living at 15342 Grantley Dr. 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: become more dangerous, may not be a good, safe choice to build a dense Apartment Complex sitting to close the highway.

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

Respectfully,

Chun-nian Chen

Phone: 904-422-6119

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 20 2016
City of Chesterfield
Department of Public Services

To Whom It May Concern:

I am Gina Hentschke, a Chesterfield resident living at 1771 Heffington 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,

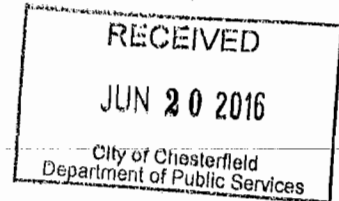
Gina Hentschke

Phone: (636) 253-6646

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

Ms. 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

Dear Ms. Henry:

My name is Gary Watson, a Chesterfield resident living at 1923 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; 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 •

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,

Gary Watson

Gary Watson
636-537-9262 (H)
314-435-2957 (W)

RECEIVED
JUN 20 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 Janet Wasylozak, a Chesterfield resident living at
1805 York Ridge Ct. 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,

Janet Wasylozak
Phone: 636-530-7805

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 20 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 G. WAENITZ, a Chesterfield resident living at

15345 SCHOETTLEL BLVD, CHESTERFIELD MO 63017

As part of PRESERVE SCHOETTLEL, 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;
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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,

Michael G. Waenitz

Phone: 314 680 1510

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 20 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 Chrysoenthy Tsifatis, a Chesterfield resident living at

1440 Timberlake Manor Parkway, 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; it is the goal of the Planning Commission to preserve existing neighborhoods.

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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 Decreased property values, crime

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,

Chrysoenthy Maria Tsifatis

Phone: 314-822-8517

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

00-20-10 11:50 AM
RECEIVED
JUN 20 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 Barbara Caldwell, a Chesterfield resident living at 1905 Chamfers Farm Rd, 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; it is the goal of the Planning Commission to preserve existing neighborhoods.

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- 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,

Barbara Caldwell

Phone (636) 532-8835

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 20 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 JAMES R. CALDWELL, a Chesterfield resident living at

1905 CHAMBERS FARMS RD 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; it is the goal of the Planning Commission to preserve existing neighborhoods.

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- 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,

James R. Caldwell

Phone: 636-532-8435

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 20 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 Zachary J. Caldwell, a Chesterfield resident living at 1905 Chambers Farm Road Chesterfield, MO.

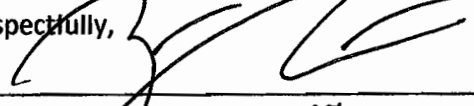
As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that 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; it is the goal of the Planning Commission to preserve existing neighborhoods.

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- 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: 636-532-1835

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

05-20-10 11:30 AM
RECEIVED
JUN 20 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 Adeline Caldwell, a Chesterfield resident living at
1985 Chambers Farm Rd 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; it is the goal of the Planning Commission to preserve existing neighborhoods.

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Other _____

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Respectfully,

Phone: 636-532-8835

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: Monday, June 20, 2016 2:52 PM
To: George Crump
Cc: Jessica Henry
Subject: Re: PRESERVE SCHOETTLER

Thank you George 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 20, 2016, at 2:08 PM, George Crump <gcrump01@live.com> wrote:
>
> TO: Chesterfield
>
> I strongly oppose the apartment development planned for Schoettler and So. Outer 40.
>
> Development can be good if it is planned well and benefits all the parties while doing no harm to the surrounding areas. Schoettler Road and So Outer40 is not a suitable area for 100's of 1 and 2 bedroom apartments. Zoning should remain R1 and R2 or be approved for an appropriate blend of single family or town homes with suitable commercial on the outer road.
>
> Why NOT apartments?
>> Density will too high in area.
>> Schoettler Road's character is single family homes and town homes
>> Intersection is already challenging and congested A plan that
>> approves the developer's wish ignores the will of the people.
>
> Thanks for listening. Citizens will be watching.
>
>
>
> Sent from my I Pad
>
> George Crump
> 14605 Summer Blossom Lane
> 636 394-4967
>

Jessica Henry

From: Aimee Nassif
Sent: Monday, June 20, 2016 6:01 PM
To: Ted Scholtz
Cc: Jessica Henry
Subject: RE: Letter of Opposition to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

Good evening,

Thank you for sending your comments over regarding this petition. Many of the concerns you express are shared by others and we are saving all comments and making them part of the petition file.

The next step for this zoning petition is to be scheduled for an issues 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](http://www.chesterfield.mo.us/active-projects.html) West Luxury Living (KU Development, LLC). <http://www.chesterfield.mo.us/active-projects.html>

The project planner in charge of this project is Jessica Henry and I have copied her on this email so she can add your comments to the file which is then provided to both the Planning Commission and the City Council.

Thank you,

Aimee Nassif, AICP
Planning and Development Services Director
City of Chesterfield
ph 636-537-4749/ fax 636-537-4798

From: Ted Scholtz [mailto:teds@genusllc.com]
Sent: Monday, June 20, 2016 5:27 PM
To: Aimee Nassif <anassif@chesterfield.mo.us>
Subject: Letter of Opposition to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

Aimee,

I've lived at 15378 Grantley Drive in Chesterfield 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; 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

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,

Ted Scholtz

Phone: 636 537 0127

Jun 21 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 TODD WILHEAT, a Chesterfield resident living at
15142 Highcroft 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 WAS MONARCH FIRE DISTRICT REVIEWED TRAFFIC INCREASE AT Highcroft DR AND Schoettler Rd ?

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,
Todd Wilheat

Phone: 636.532.2614

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 21 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 D. SHARON WILLEAT, a Chesterfield resident living at 15142 HIGHROFT 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,

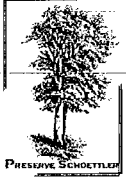
D. Sharon Willeat

Phone: 636-532-2614

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 20 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 ERIC MILLER, a Chesterfield resident living at
1857 WINTER RUN 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 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: 314-610-5463

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 Chassin <david.chassin89@gmail.com>
Sent: Tuesday, June 21, 2016 5:17 PM
To: Jessica Henry; Aimee Nassif
Cc: Guy Tilman; Bridget Nations
Subject: In Opposition to the Rezoning of Land at Schoettler and South Outer 40 Roads to R6 Multifamily

Importance: High

To Chesterfield Planning Staff, Commission Members and Councilpersons:

My wife and I own our home at 1432 Shagbark Court in the Sycamore Manor subdivision and our subdivision, home and everyday life will be greatly impacted by rezoning of the site referenced above. I had signed up to speak at the initial hearing as neutral on this project, but have altered my view and now oppose the rezoning of single family and nonurban lands at Schoettler Road and Highway 40/64 to Multifamily R6.

After listening to the development team's very fine presentation and the speakers for both sides, I took the time to take a critical look at the existing Chesterfield multifamily projects and to read and study the Comprehensive Plan. I also understand the reality of Chesterfield's own staff and citizenry's inability to do more than "tweak" any project's density, ambience, landscaping and design after the rezoning has taken place. Once rezoned, the owner/developer need only follow the code.

Our family also experiences first hand, on an almost daily basis, the stretch of Schoettler and Outer 40 Roads adjacent to the site. We have also experienced the negative impact to the Schoettler Rd. neighborhood's ambience, convenience and safety caused by the Chesterfield Grove Project at Schoettler and Clayton Rd. We would not look favorably towards many more years of another project's ongoing construction, and then permanent impact to the area's character.

My wife and I have lived in the Sycamore Manor subdivision close to the proposed site for the past 18 years. We moved from Clayton to the Schoettler Road neighborhood, based on the "country road", mature wooded ambience, and lack of high density of the area. We and our neighbors have improved and invested in our homes and neighborhood, and have enjoyed the ongoing improvement in property values to our single family neighborhood, and to the entire Schoettler Road corridor of neighborhoods. We do not believe that Multi Family development will help improve either our own neighborhood or any of the many beautiful subdivisions along Schoettler or South Outer Forty.

We oppose any Multi- family Rezoning of the subject site for the following reasons:

The safety of residents (on foot, bicycles and in vehicles) will be impacted by the increase in traffic of a multifamily development on Schoettler Road and the Outer 40 Drive.

The character of the site, and therefore the entire area, will change—and not for the better. The R6 Zoning allows the removal of 70% of the mature trees on the site, and the regrading of the topography to accommodate the roads, surface parking and building sites necessary for a higher density, R6 multifamily development. The setbacks allowed by code for R6 are very minimal, allowing negative impacts to all adjacent single family properties and uses.

The value of homes in adjacent single family neighborhoods will be impacted by R6 zoning of the site. Single family Properties in neighborhoods along Schoettler Road, and also those off the Outer Road between Chesterfield Parkway and Timberlake Manor, will be negatively impacted. Already some residents have started to sell quickly in anticipation of this impending drop in their home and subdivision's attraction and value.

The insertion of renters in a single family neighborhood will have an impact. Even “luxury apartment” renters have different mindsets and don’t have “skin in the game” as do homeowners, when it comes to noise, parties, litter, upkeep, and their vehicle speed. Up to 311 apartments with possibly 500 residents are allowed under the R6 zoning—all will be transient Chesterfield residents. Our neighborhood has experienced renters in single family houses, and this impacted the neighboring homes values, and the appearance and upkeep of the properties until they were purchased by resident homeowners.

R6 is not Compatible with current adjacent uses as the Comprehensive Plan prescribes—There is no commercial or office use in the directly adjacent area. That has been restricted in the past to the North Outer Road. All current multi family is in neighborhoods off the Chesterfield Parkway and Olive. The Oaktree Estates, across Schoettler from the site, and the single family residential and non-urban zoned land adjacent to the property are NOT compatible with R6 Multi Family density, land coverage and use. The Comprehensive Plan also suggests that there should be transition zones to Multifamily, such as attached single family. None of these transition conditions are part of the R6 rezoning request.

Other areas of Chesterfield are better suited to Multi Family for all age groups and appropriately located, and buffered from single family. There are better more appropriate sites already being developed for seniors, and there is land available closer to “downtown” Chesterfield. There is property within the urban core that would be more attractive for and conducive to rental housing, and would create a true mixed use development desired by young professionals and empty nesters.

We look forward to the transparent, public and multi-step process that is required for rezoning to R6. We know that Chesterfield’s elected and appointed officials involved will listen carefully to the input from their constituents and concerned citizens who live close by the site.

If you should have any questions please don’t hesitate to contact us. Please distribute this letter as appropriate to staff, commission members and councilpersons.

Thank you.

DAVID A CHASSIN
JODY KATZ CHASSIN
1432 Shagbark Court
Chesterfield, MO 63017
david.chassin89@gmail.com
(314) 616-5396

Jun 21 2016

LETTER OF OPPOSITION

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

To Whom It May Concern:

I am Dulari D. Shah, a Chesterfield resident living at 14800 Lupine 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.
- Other: _____

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

Respectfully,

Dulari D. Shah

Phone: 636-346-9264

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 21 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 Robert G. Trimarke, a Chesterfield resident living at 14749 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: Possibility of more crime

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

Respectfully,

Robert G. TrimarkePhone: (314) 680-7575

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 22, 2016 8:42 AM
To: Ted Scholtz
Cc: Jessica Henry
Subject: Re: Letter of Opposition to Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

Thank you Ted 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 20, 2016, at 5:29 PM, Ted Scholtz <teds@genusllc.com> wrote:

Bridget, Guy & Sue,

I've lived at 15378 Grantley Drive in Chesterfield 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; 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

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,

Ted Scholtz
Phone: 636 537 0127

Jessica Henry

From: Guy Tilman
Sent: Wednesday, June 22, 2016 8:57 AM
To: Helen Etling
Cc: Jessica Henry
Subject: Re: Preserve Schoettler

Thank you Helen 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 13, 2016, at 4:00 PM, Helen Etling <helenetling@hotmail.com> wrote:

As a resident of the 2nd Ward, I am asking both Ms. Nations and Mr. Tilman to strongly oppose the rezoning of the properties on Schoettler Rd. and South Outer 40 Rd.

My family and I live in Highcroft Subdivision. Our area is impacted by traffic to and from the highway and Clarkson Rd.

The increased traffic from 400-500 residents would impact Highcroft. The school on Highcroft is another consideration. Safety is a prime concern here. Let us preserve our green space.

I could go on but I sincerely hope that due consideration and impact be given to areas not contiguous to the proposed rezoning areas.

Thank you for your attention to this matter.

Helen Etling
1805 Cayman Ct.
Chesterfield, MO 63017-5101
636 536 6789

Jun 22 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 JANE HODGES, a Chesterfield resident living at
15201 OLIVE BLVD, 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,

Jane Hyde Hodges

Phone: 636-733-0302

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 22 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 MOLLY MATHEW, a Chesterfield resident living at
15201 Olive Blvd, 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,

Molly Mathew

Phone: 636-733-0407

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

Jessica Henry, Project Planner

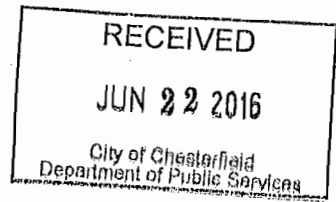
Planning and Development Services Division

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 Jimmy Garrison, a Chesterfield resident living at
1620 Chalmers 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.

Other stick to master plan

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,

Jimmy Garrison
Phone: 636-532-1145

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 22 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: *Sharon Cohen &*

I am *DENNIS COHEN*, a Chesterfield resident living at
1518 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: *I have lived in Royalwood for 28 yrs. There are times I have to wait 3 to 4 minutes to get on the south outer 40.*

Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community. *We do not need more cars on the road!*

Respectfully,

Dennis Cohen

Phone: *636-532-7172*

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 22 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:

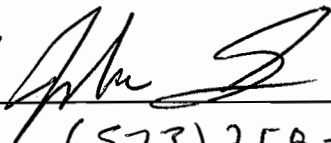
I am John Gardner, a Chesterfield resident living at 1346 Cherry Glen Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

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: extra noise

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

Respectfully,



Phone: (573) 268-6005

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 22 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 Debra Gardner, a Chesterfield resident living at 1346 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: _____

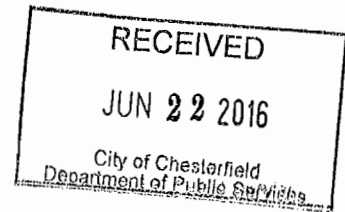
Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully
Debra Gardner

Phone: (573) 424 9329

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 Ivette S. Conway, a Chesterfield resident living at 14614 Harleston Village 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.

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, Ivette S. Conway

Phone: 314 605-8076

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 22 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 CONWAY, a Chesterfield resident living at
14614 HAMILTON VILLAGE DR, 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; 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: 314-435-2020

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 22 2016
City of Chesterfield
Department of Public Services

To Whom It May Concern:

I am GLENN YOUNG, a Chesterfield resident living at 15085 HIGH CROFT. 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: develop single families ONLY!

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

Respectfully,
Glenn Young
Phone: 636-532-3682

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 22 2016

City of Chesterfield
Department of Public Services

To Whom It May Concern:

I am Dean Kumpis, a Chesterfield resident living at 15449 Highcroft 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; 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,
Dean Kumpis

Phone: 636-532-7994

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 22 2016
City of Chesterfield
Department of Public Services

To Whom It May Concern:

I am Pauline Kumpis, a Chesterfield resident living at 15449 HIGHROET 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; 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 options

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,

Pauline Kumpis

Phone: 636-532-7994

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 22 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 Hermsmeider, a Chesterfield resident living at

1938 Crampton Ct. 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,

Joseph Hermsmeider

Phone: 630-220-7958

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 22 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 Jeanne Hermsmeier, a Chesterfield resident living at

1938 Crampton Ct, 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; 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 More traffic will mean more danger to bikers and walkers.

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,

Jeanne Hermsmeier

Phone: 636-220-7456

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 22 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 Hermsmeier, a Chesterfield resident living at
1938 Crampton Ct. Chesterfield, MO 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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- 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,

Robert D. Hermsmeier

Phone: 636-220-7456

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 22 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 Daniel Hermsmeider, a Chesterfield resident living at 1938 Crampton Ct. Chesterfield, Mo 63017.

As part of PRESERVE SCHOETTLEL, 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,

Daniel R. Hermsmeider

Phone: 636-220-7456

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 22 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 Katherine Hermsmeier, a Chesterfield resident living at
1938 Crampton Ct. 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.

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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.

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,
X Katherine Hermsmeier

Phone: 636-220-7456

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 22 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 Toby Thomeczek, a Chesterfield resident living at
1778 Heffington 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, the developer can change the original concept within the approved R6 zoning

Other Increased traffic in a school zone - in front of
Highcroft Ridge Elementary - on Highcroft.

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,

Toby C. Thomeczek

Phone: 314-330-4012 cell

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 22 2016
City of Chesterfield
Department of Public Services

I am Neil & Barbara J. Wofford, a Chesterfield resident living at 1908 Crampton St 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 It is difficult enough to get out of our subdivision because of traffic though out Schoettler Rd. Increased speeding on Schoettler Rd. Keeping our neighborhood free of crime & keeping it a higher end community!

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,

Neil & Barbara J. Wofford
Phone: 636-394-1229

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 22 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: Jessica Henry

I am DONALD R. MARTIN, a Chesterfield resident living at 14638 OAK ORCHARD 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,
Donald R. Martin

Phone: 636-532-7598

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 22 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 AMBERT FUNKELSTEIN, a Chesterfield resident living at 15455 HIGHCROFT DR, CHESTERFIELD, MO 63017 (A)

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 INCREASED TRAFFIC FOR HIGHCROFT
SCHOOL

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, Ambert Funkelstein

Phone: 636-832-1738 Cell (314) 497-8654

Email, Mail or Hand Deliver this signed letter to Jessica Henry:
Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
600 Chesterfield Parkway West

Ⓢ Don't Our Home In
1975 - DO NOT APPROVE
REZONING PLEASE.

Jessica Henry

From: Brian and Lori LeDuc <leduchome@hotmail.com>
Sent: Thursday, June 23, 2016 10:36 AM
To: Jessica Henry; Aimee Nassif; Bridget Nations; Guy Tilman; Dan Hurt; Randy Logan; Bob Nation
Subject: Proposed Rezoning at the corner of Schoettler Road and South Outer 40-64

I am a resident and trustee of the Brook Hill Estates subdivision. I am writing to express our strong opposition to this development. I could outline the reasons as set forth by the group, Preserve Schoettler, but I'm sure you know them all quite well. I, as well as many of my neighbors, agree with all of them.

What I would like to touch on personally is my experience living in this community for the past 16 years. I have had an enormous amount of faith in the City of Chesterfield that you have protected the citizens of this community and made responsible choices regarding development of property within our borders. Take our own subdivision, Brook Hill Estates, for instance. When this subdivision was approved over 25 years ago, there was a required area set aside at the front of the development for the City of Chesterfield to have an option for a "pocket park." I'm not sure there was ever an intention to have such a park, but what it did was allow for much needed green space along Schoettler so that it would be in keeping with the already established surrounding developments. This apartment complex is not in keeping with the established surrounding developments. Please stay true to the residents of Schoettler Road and don't let the pressures of big development and the possibility of financial gain cloud your judgment.

I know there are other options. For example in our neighboring community where I grew up, Town & Country. My mother and sister still live there. Over the years, I have watched attempted development in Town & Country. First, it was the northwest corner of Mason and Clayton Roads. Developers wanted commercial development there. Town & Country bought it and made it Longview Farm Park. Then it was 9 acres at the southeast corner of Clayton Road and Cedar Valley Lane. Developers wanted to build condominiums there. Town & Country bought it and made it Drace Park. Then it was the 9 acres near the southeast corner of Mason and Clayton Roads - the old Wirth gas station property. Developers wanted to put a retirement center there. Town & Country bought it and are currently working on plans to turn it into a town square. They even created Preservation Park with 12 acres they acquired along North Outer 40 Road, *a commercial property*. Through all of this they stayed true to the desires of their residents and didn't let financial gain cloud their judgments. Fast forward to the last 16 plus years my family and I have lived in Chesterfield. We have felt very much at home along Schoettler Road. It reminds me very much of where I grew up - a quiet, tree lined street tucked away from the hustle and bustle of the more commercial establishments. This apartment development and its proximity to other single family residences would change all of that.

Respectfully,
Lori LeDuc
2126 Brook Hill Court
Chesterfield, MO

Jessica Henry

From: Fred Sussman <fsussman@ceofocus.com>
Sent: Thursday, June 23, 2016 1:59 PM
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; Bob Atchison
Subject: RE: Apartment Complex at Schoettler and South Outer 40
Attachments: Message from Representative Sue Allen

Follow Up Flag: Follow up
Flag Status: Flagged

I have included an email sent by MO State Representative, Sue Allen to myself and I believe many Chesterfield residents, Tuesday, June 20, 2016. In this letter, Representative Allen "withdraws" her support for the development. It has come to my attention that the letter is for public consumption only and that in fact Sue Allen has emailed or communicated in some other way with each Council Member indicating that she is 1) fully supportive of the project and would like to see it approved and 2) sending the letter for public consumption only. While I do not have absolute fact to support this hypocritical and purely political action on her part as of yet, I ask that each of you respond to me with confirmation or denial of such communication by Representative Allen.

Representative Allen's letter concludes with the statement, "... that this is a local Chesterfield matter...." And also confirms she is not a resident and thus truly should have no opinion or voice on this matter. This begs the question of why is she involving herself at all? The answer, I believe, is that it has also been communicated to me that Ms. Allen's husband is very good friends with the father of Mr. Kaiman of KU Development. Thus, Representative Allen's motivation is purely for her own and/or a friend's personal gain, and most certainly a conflict of interest, similar to that of Council Member Nations. This is reprehensible behavior by an elected state official whose responsibility is to represent the people, not their friends.

Again, I request each recipient of this letter to respond by email with your confirmation or denial of receipt of a separate email, phone call or other communication from Representative Allen regarding her support for the project despite her open letter to the Citizens of Chesterfield.

Fred Sussman
Resident

From: Fred Sussman [mailto:fsussman@ceofocus.com]
Sent: Thursday, May 26, 2016 8:40 AM
To: 'jhenry@chesterfield.mo.us'
Cc: 'bnation@chesterfield.mo.us'; 'barryf@chesterfield.mo.us'; 'bmcguinness@chesterfield.mo.us'; 'bridget.nations@chesterfield.mo.us'; 'gtilman@chesterfield.mo.us'; 'rlogan@chesterfield.mo.us'; 'dhurt@chesterfield.mo.us'; 'tdecampi@chesterfield.mo.us'; 'bdegroot@chesterfield.mo.us'; 'anassif@chesterfield.mo.us'; 'mam636@gmail.com'
Subject: Apartment Complex at Schoettler and South Outer 40

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: Aimee Nassif
Sent: Thursday, June 23, 2016 2:35 PM
To: Lindsey Glass; Barry Flachsbart; Barbara McGuinness; Bob Nation; sue.allen@house.mo.gov; Bridget Nations; Guy Tilman; Dan Hurt; Randy Logan; Bruce DeGroot; Mike Geisel; Jessica Henry
Subject: RE: Stop rezoning of Schoettler Road

Good afternoon,

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 an issues 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>

Sincerely,

Aimee

Aimee Nassif, AICP
Planning and Development Services Director
City of Chesterfield
690 Chesterfield Parkway West
P 636.537.4745/F 636.537.4798



From: Lindsey Glass [mailto:lindseyglass@hotmail.com]
Sent: Thursday, June 23, 2016 2:15 PM
To: Barry Flachsbart <BFlachsbart@chesterfield.mo.us>; Barbara McGuinness <BMcGuinness@chesterfield.mo.us>; Aimee Nassif <anassif@chesterfield.mo.us>; Bob Nation <BNation@chesterfield.mo.us>; sue.allen@house.mo.gov; 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>; Bruce DeGroot

<BDegroot@chesterfield.mo.us>
Subject: Stop rezoning of Schoettler Road

To Whom It May Concern:

I am a Chesterfield resident of over 13 years. 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 the dense land uses, such as commercial and office, as opposed to being scattered throughout the 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.

As we have enjoyed living here for over 13 years, we would like our young family to continue to enjoy this beautiful area as it is currently. Our concerns include:

- The loss of neighborhood and community character
- A decrease in the market value of my home (in which we have significantly invested and improved)
- Increased traffic congestion - adding to an already dangerous space at Schoettler and south 40
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler Road, and surrounding major roadways and highways
- An apartment complex does not fit into the single family neighborhoods.

Please do not allow rezoning of this property. We do not want this apartment complex nor other developers who, in the future, may build other structures as well. It is our hope that Schoettler will remain zoned only for single-family homes.

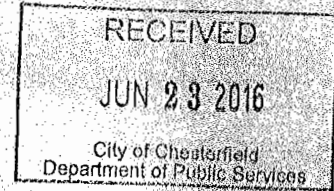
Respectfully,

Lindsey Glass
14759 Greenleaf Valley Drive
Chesterfield, MO 63017

phone: 314-374-567



LETTER OF OPPOSITION



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

To Whom it May Concern:

I am Sydney Jumper, a Chesterfield resident living at

14585 HAARLESTON VILLAGE DRIVE

As part of PRESERVE SCHOETTLEL, 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 It is difficult to exit Chesterfield Hill
in the mornings because of the traffic, this will
only make it more dangerous.

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,

Sydney Jumper
Phone: 636-532-2808

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

RECEIVED
JUN 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 Robert Schmidt, a Chesterfield resident living at 14585 HARLETONVILLE DRIVE

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, Robert W. Schmidt

Phone: 636-532-2808

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 23 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 ELLSWORTH, a Chesterfield resident living at

14751 GREENLEAF VALLEY DRIVE

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,

Thomas Ellsworth

Phone: 636-675-1671

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 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 George W. Crump a Chesterfield resident living at
14605 SUMMER BLOSSOM LN 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 Chesterfield can do BETTER. DENSITY WOULD GO WAY PAST WHERE WE SHOULD BE.

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,
George W. Crump
Phone: 636 394 4967

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: donald altese <donald_altese@yahoo.com>
Sent: Thursday, June 23, 2016 8:39 PM
To: Jessica Henry; Bob Nation; Barry Flachsbart; Barbara McGuinness; Bridget Nations; Guy Tilman; Randy Logan; Dan Hurt; Bruce DeGroot; sue.allen@house.mo.gov; karen.roach@senate.mo.gov
Subject: Proposed Rezoning and Development at Schoettler and South Outer 40 roads

Representatives,

My name is Donald Altese, I have lived at 15316 Doverfield Ct. since 2004. I am in opposition to this zoning change and planned development for a number of reasons.

Traffic & Safety being two of the biggest concerns. Schoettler road and the outer roads are not safe at the current traffic levels. I have almost been involved in two head on accidents on the outer roads due to wrong way drivers.

Our neighborhood is a single residence, planned family neighborhood. You will hurt the property values and community character in Chesterfield by adding new multi unit housing in the community. Please do not allow the rezoning of the proposed area.

Best Regards,

Donald Altese

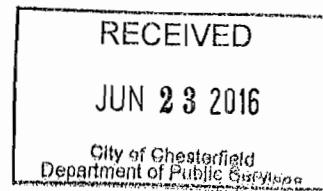
TO: City of Chesterfield
Planning and Development Services Division

ATTN: Jessica Henry

FROM: Robert T. Ernst, PhD
15940 Woodlet Way Ct.
Chesterfield, MO 63017
Phone: 636-532-7555
E-Mail: bobernst173@gmail.com

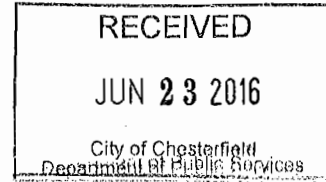
RE: P.Z. 03-2016 40 West Luxury Living
Rezoning
Comments

DATE: June 23, 2016



P.Z. 03-2016 40 West Luxury Living Rezoning

Comments



Professional Background

Although I have been retired for several years, for nearly forty years I worked as a senior/principal land-based systems planner with various national and international consulting firms, including the Parsons Corporation and most recently Jacobs Engineering, and have lived at the Chesterfield address listed below since May 1978.

My professional experience includes comprehensive urban/regional planning, policy-strategic planning, sustainability/smart growth issues, economic development, urban redevelopment, market analysis, transportation-related projects, military planning, and environmental impact studies. That experience includes managing large-scale assignments involving teams of multi-disciplinary professionals and devising and implementing citizen involvement strategies for planning-related projects. I have provided consulting services for a broad list of clients, including cities; counties; regional, state, and federal agencies; military installations; foreign governmental agencies; and private natural resource/land development firms in the U. S. and overseas.

Proposed Action

- KU Development LLC and Mills Properties (Developers) propose a zoning map amendment of a property comprising about 14.3 acres located between Schoettler Road and South Outer 40 Road from existing detached single-family residential (R1-A and R-2 Residence and Non-Urban Districts) to the R-6 Residence District.
- That rezoning to a "conventional" rather than planned zoning district excludes submission by the Developers of a preliminary plan or an Attachment A that would necessitate negotiation of specific development issues with the City through the zoning process.

- The Developers currently propose to build seven multi-family structures on the property having a maximum of four stories containing 280 dwelling units.
- Primary access to the site would be from South Outer Road with emergency access from Schoettler Road.

Existing Site Characteristics

- Heavily vegetated/forested tract
- Steep slopes
- Very low density of use
- Very low traffic generation
- Surrounded on three sides (east, south, and west) by detached single-family residential districts (Non-Urban, R-1 and R-2)
- Non-contiguous with Urban Core uses or with other high density retail or office uses
- Located between Schoettler Road and South Outer 40 Road and existing Non-Urban uses (single-family residential)

Issues to Be Considered

- If the zoning map amendment is approved, uses on the site would be limited to those permitted by right as well as others identified through the conditional use process.
- Once the zoning map amendment is approved, the Developers are not required to build the number of residential units that are currently proposed (280) but may construct as many as 311 without additional City review or approval. Thus, the Commission should consider the effects of 311 multi-family dwelling units of four-stories on the surrounding R1-A and R-2 single-family residential districts rather than 280.
- The minimum requirements contained in Chesterfield's conventional R-6 Residence District should be considered by the Planning Commission as the maximum the developer will provide since no City authority can require greater.

- Once the zoning map amendment is approved, the Developers may implement any of the other twelve R-6 District permitted uses without additional City review or approval or apply for a conditional use permit for uses other than multi-family or the other twelve permitted uses; those conditional uses include nursing homes, restaurants, 60-foot high telecommunications towers, mortuaries, administrative offices for educational or religious institutions, and group residential facilities among others.
- According to Chesterfield's Comprehensive Plan, multi-family residential "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" (See Comprehensive Plan, p. 52). The proposed development is not clustered with other dense land uses such as commercial and office but is nearly surrounded by low-density, single-family neighborhoods of one- and two-story houses.
- According to Chesterfield's Comprehensive Plan, multi-family residences "are typically physically, and visually, isolated from single-family residences in Chesterfield," indicating that the proposed development is inconsistent with the existing low-density single-family development that characterizes the area.
- A formal statement from Stock & Associates (Developers' engineering consultant) appended to the City's Planning and Development Division Public Hearing Report of 5-23-16 identifies Mills Properties as the owner and manager of the proposed multi-family project.
- The St. Louis Better Business Bureau website states that: **THIS BUSINESS IS NOT BBB ACCREDITED**. In addition, the BBB, on a scale ranging from A+ to F, rates Mills Properties as F. That rating represents the BBB's opinion of how Mills Properties is likely to interact with its customers. See: <http://www.bbb.org/stlouis/business-reviews/apartments/mills-properties-inc-in-saint-louis-mo-310043421>
- In addition, the BBB's website states that BBB urges consumers to use caution when considering doing business with Mill's

Properties and that BBB has received a pattern of complaints against that company.

- Since Mills Properties is identified as the owner and manager of the multi-family property after development, the City and its citizens have legitimate interests in the business reputation and character of Mills Properties as they may affect the proposed development.

Findings

1. The Comprehensive Plan states that single-family attached developments should serve as a transitional land use between single family and higher density land uses. The Comprehensive Plan also suggests that land use should transition from single-family detached, to single-family attached, and then to higher density multi-family. No attempt has been made by the Developers to buffer existing detached single-family R-1 or R-2 uses/neighborhoods with attached 2- or 3-family residential dwellings.
2. Although shown in the 2009 Comprehensive Plan map as appropriate for multi-family use, the proposed apartment complex fails to meet the minimum standards contained on the City's 2009 Comprehensive Plan, such as being clustered together in large developments near other dense land uses such as commercial and office and not being scattered through residential neighborhoods.
3. Once the zoning map amendment is approved, the City will be unable to negotiate with the Developers to ensure that only multi-family housing units are constructed on the site.
4. The proposed rezoning would introduce high density, four-story multi-family residential that would be a relatively high traffic generator into a neighborhood that is low-density, low traffic, one- and two-story single-family residences.

Recommendation

Although some people may be misled since the map in the 2009 Comprehensive Plan identifies the subject site as future multi-family,

the text of that Plan clearly documents the inappropriateness of that assignment in that specific location when it declares multi-family uses:

- Should serve as a transitional land use between single family and higher density land uses, buffering existing detached single-family R-1 or R-2 uses/neighborhoods with attached 2- or 3-family residential dwellings.
- Should be clustered together in large developments near other dense land uses such as commercial and office.
- Should not be scattered through low-density single-family neighborhoods.

Thus, the zoning map amendment changing the site from the existing R-1, R-2, and Non-Urban Districts to the proposed conventional R-6 Residence District is inappropriate, especially in terms of proposed building heights, land use density, and traffic generation, and would result in incompatibilities and discordances with the existing low density, single-family residential character of the abutting and adjacent uses. As a result, the Planning Commission should reject the proposed zoning map amendment.

Online Sources:

http://www.chesterfield.mo.us/webcontent/Agendas/PlanAgendaDocs/06-15-2016_PC_V.A.pdf

<http://www.chesterfield.mo.us/comprehensive-plan.html>

<http://www.chesterfield.mo.us/webcontent/plnpwk/docs/CompPlan/Land%20Use%20Element%20FINAL.pdf>

Submitted by:

Robert T. Ernst, PhD
15940 Woodlet Way Ct.
Chesterfield, MO 63017
Phone: 636-532-7555
E-Mail: bobernst173@gmail.com

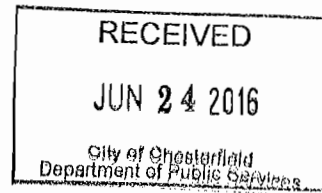
TO: Chesterfield Planning and Development Services
Division

ATTN: Jessica Henry

RE: P.Z. 03-2016 40 West Luxury Living Rezoning

DATE: June 24, 2016

FROM: Robert T. Ernst, PhD
15940 Woodlet Way Ct.
Chesterfield, MO 63017
Phone: 636-532-7555
E-Mail: bobernst173@gmail.com



P.Z. 03-2016 40 West Luxury Living Rezoning

Comments

In a recent conversation, a Chesterfield City Council member referred to the concept of "highest and best use" and intimated that that concept had greater significance than the City's 2009 Comprehensive Plan in determining whether property located at the intersection of Schoettler and South Outer 40 Roads should be rezoned from R-1, R-2, and NU Districts to the R-6 Residence District. The following comments are offered with respect to that conversation and the rezoning issue referenced above.

It is important to recognize that the highest and best land use concept originates from the real estate appraisal/valuation field and not from urban planning. It is also critical to note that urban planning as a discipline is not merely an extension of economics or the market but is "a technical and political process concerned with the welfare of people, control of the use of land, design of the urban environment including transportation and communication networks, and protection and enhancement of the natural environment" (McGill University School of Urban Planning; <https://mcgill.ca/urbanplanning/planning>)

The next issue is to address how the U.S. Supreme Court has ruled in terms of whether land owners should be compensated when a government **takes** land by means of legislative function, such as through the exercise of the police power of the state, or, to put it more simply, through something as ordinary as zoning regulation.

In the famous landmark case of *Village of Euclid, Ohio v. Ambler Realty Co.*, 272 U.S. 365 (1926), Ambler Realty sued the Village, arguing that their zoning ordinance had substantially reduced the value of the land by limiting its use, amounting to a deprivation of Ambler's liberty and property without due process, a violation of the U.S. Constitution. The suit "specifically averred that the ordinance attempts to restrict and control the lawful uses of appellee's land so as to confiscate and destroy a great part of its value . . ." In its decision, the U.S. Supreme Court sided with the Village of Euclid, determining that its zoning ordinance was a reasonable extension of the Village's police power and a constitutional exercise that benefited the public welfare.

In *Penn Central Transportation Co. v. New York City*, the U.S. Supreme Court ruled that Penn Central was entitled "to obtain a

'reasonable return' on its investment." Note that the concept of "highest and best use" did not enter into the Court's reasoning in that landmark decision.

In *Agins v. Tiburon*, 447 U.S. 255 (1980), the U.S. Supreme Court affirmed its Penn Central ruling and determined that the application of land-use regulations to a particular piece of property is a taking **only** when it "denies an owner economically viable use of his land." Again, the concept of "highest and best use" did not enter into the Court's reasoning in that decision or in several directly related cases in which the Court affirmed its *Agins* decision:

- *Lutheran Church v. County of Los Angeles*, 482 U.S. 304 (1987)
- *Lingle v. Chevron U.S.A. Inc.*, 544 U.S. 528 (2005)

In the *Lutheran Church* decision, the Supreme Court ruled:

The application of a general zoning law to particular property effects a taking if the ordinance does not substantially advance legitimate state interests, see *Nectow v. Cambridge*, 277 U.S. 183, 188 (1928), **or denies an owner economically viable use of his land** [emphasis added], see *Penn Central Transp. Co. v. New York City*, 438 U.S. 104, 138, n. 36 (1978). The determination that governmental action constitutes a taking is, in essence, a determination that the public at large, rather than a single owner, must bear the burden of an exercise of state power in the public interest. Although no precise rule determines when property has been taken, see *Kaiser Aetna v. United States*, 444 U.S. 164 (1979), the question necessarily requires a weighing of private and public interests. In this case, the law confers a reciprocal benefit: it benefits all landowners, serving the city's interest in assuring careful and orderly development of residential property . . .

The reasoning of the Court in all those cases revolved around the principle that if a government, the City of Chesterfield for example, denies an owner reasonable, economically viable use of his land through zoning regulation, then that denial constitutes a **taking** of the land and the owner is eligible for compensation. Note, again, that the "highest and best use" concept played no role whatsoever in the Court's deliberations. The major test was whether the owner was denied reasonable, economically viable use of her/his property.

Since the properties in question have been in lawful use according to the City's zoning ordinance for nearly thirty years, it would be difficult

if not impossible to argue that either the current or potential future owners have been or would be denied reasonable, economically viable use of those properties based on the property's existing zoning. Thus, the primary consideration in determining the future zoning of the property in question should be the public welfare, not the highest and best use concept.

Online Sources

Agins v. City of Tiburon 447 U.S. 255 (1980)
<https://supreme.justia.com/cases/federal/us/447/255/case.html>

Lingle v. Chevron U.S.A. Inc., 544 U.S. 528 (2005)
<https://www.law.cornell.edu/supct/html/04-163.ZS.html>, also
see <http://caselaw.findlaw.com/us-supreme-court/544/528.html>

Lutheran Church v. County of Los Angeles 482 U.S. 304 (1987)
<https://supreme.justia.com/cases/federal/us/482/304/>

Penn Central Transportation Co. v. New York City 438 U.S. 104
(1978) <https://supreme.justia.com/cases/federal/us/438/104/>

Village of Euclid, Ohio v. Ambler Realty Co., 272 U.S. 365 (1926)
<https://supreme.justia.com/cases/federal/us/272/365/case.html>

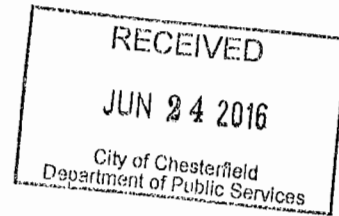
Submitted by:

Robert T. Ernst, PhD
15940 Woodlet Way Ct.
Chesterfield, MO 63017
Phone: 636-532-7555
E-Mail: bobernst173@gmail.com

06-24-16 11:56 IN



Re: Signed Petitions Opposing Rezoning at Schoettler Road & South Outer 40



June 24, 2016

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

Dear Jessica,

We are submitting our 3rd set of Chesterfield residents who have electronically signed a petition opposing the rezoning change at Schoettler Road and South Outer 40.

We have submitted two petitions previously on June 13th and June 16th. This petition represents an additional 200 residents who have signed the petition on www.preserveschoettler.com. We verified each of these petitioners with an IP address and can provide them for you if necessary.

With this added 200 residents, the Planning Commission has now received the names of 800 Chesterfield residents who ask you not to keep this corner of Schoettler Road and Outer 40/64 single family homes and not rezone to multi-family. The petition link, opposing the rezoning change, continues to be "live" on the website and we will continue to provide the Planning Commission with more petitions as new signatures accumulate.

The Planning Commission should understand that these 800 residents of Chesterfield felt it necessary to attach their names to this petition so that they can be counted as members of the community who are dedicated to protecting the integrity of their neighborhoods. They are in agreement that this site must be preserved for Single Family Homes to maintain the integrity of this area; provide safety for everyone and protect the value of their homes.

This is NOT a good location for an apartment complex as it is NOT compatible with the integrity of the neighborhoods and WILL present serious issues that the PLANNING COMMISSION WILL be responsible for creating. KU Development and Mr. Kaiman should find an appropriate place for their complex and sell the 14 acres to a developer who will build single family homes, attached homes or condos.

Please share this letter and the names of the 200 petitioners with the members of the Planning Commission to show the strength of opposition to this proposed rezoning change. Please copy this to Mayor Bob Nation; Ward II Council - Bridget Nations and Guy Tilman; Ward III Council - Dan Hurt and Randy Logan as each of these officials *should represent* these residents.

Sincerely,

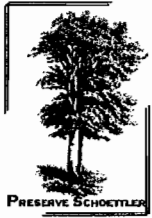
PreserveSchoettler.com



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Karen	Nicoletti	14808 Straub Hill Ln	Brook Hill Estates	314-660-4348
Carrie	Roberts	1387 Still House Creek Rd	Shenandoah	636-536-6152
Shannon	Hoffmann	2010 Brook Hill Ridge Dr	Brook Hill Estates	636-346-8386
Don	Hoffmann	2010 Brook Hill Ridge Dr	Brook Hill Estates	636-346-5013
Debbie	Hoffmann	2010 Brook Hill Ridge Dr	Brook Hill Estates	636-346-9823
Jennifer	Ahmad	14704 Greenleaf Valley Dr	Greenleaf Estates	913-544-3493
Robert	Livergood	14815 Pleasant Ridge Ct	Westchester Place	636-530-0199
Linda	Baker	1797 Prindable Ct	Bridle Creek	636-537-9230
Doyle	Baker	1797 Prindable Ct	Bridle Creek	636-537-9230
Phyllis J	Kessler	1921 Shadow Wood Ct	Westfield Farm	636-532-2165
Sarah	Livergood	14815 Pleasant Ridge Ct	Westchester Place	314-259-7452
Robert H	Kessler	1921 Shadow Wood Ct	Westfield Farm	636-532-2165
Mary Christine	Livergood	2109 County Cork Dr Apt 4	Hunters Glen	314-346-3046
Robert	Livergood	2109 County Cork Dr Apt 4	Hunters Glen	314-374-9232
Jeanne	Fike	1509 Royal Crest Ct	Royalwood	314-530-5230
Ivan	Miller	1857 Winter Run Ct	Seasons at Schoettler	636-346-2165
Eric	Miller	1857 Winter Run Ct	Seasons at Schoettler	314-610-5463
Max	Miller	1857 Winter Run Ct	Seasons at Schoettler	314-482-3552
Chris	Evans	14809 Grantley Dr	Westchester Place	636-346-1574
Freda	Jones	14708 Windsor Valley Ct	Windsor Place	314-808-0388
Carla	Hoening	14568 Gatemont Dr	Scarborough	314-518-7344
Mary	Grant	14764 Timberbluff	Thousand Oaks	636-519-0208
Ryan	Oswald	1730 Heffington Dr	West Ridge Estates	314-566-5949
Jip	Prapaisilapa	1730 Heffington Dr	West Ridge Estates	314-277-3895
Craig	Stewart	2196 Straub Oaks Ln	Brook Hill Estates	636-386-8861



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Holly	Stewart	2196 Straub Oaks Ln	Brook Hill Estates	636-386-8861
Patti	Kirschbaum	1520 Woodroyal East Dr	Royalwood	636-532-4988
Keith	Schneider	14608 Fairfield Farm Dr	Fairfield Farm	636-207-5885
Theresa	Garbo	15442 Highcroft Dr	Bridle Creek	314-413-6799
Syed	Ahmad	14704 Greenleaf Valley Dr	Greenleaf Estates	913-620-2150
Erasmus	Brown	14697 Summer Blossom Ln	Seasons at Schoettler	502-938-8074
Cliff	Steiner	998 Chesterfield Pkwy E	Hill Estates	636-532-4158
Gary	Watson	1923 Farm Valley Dr	Westfield Farm	636-537-9262
Laura	Watson	1923 Farm Valley Dr	Westfield Farm	636-795-0547
Diana	Runge	143 Baxter Heights Ct	Baxter Heights	636 357 3518
Christopher	Benton	1450 Shagbark Ct	Sycamore Manor	314-363-6155
Matthew	Paulsell	15635 Cedarmill Dr	Baxter Lakes	573-268-0102
Michael	Mahoney	1509 Timberbridge Ct	Thousand Oaks	314-504-8029
Amjad	Horani	15535 Summerridge Dr	Baxter Lakes	636-778-0934
Lamees	Horani	15535 Summerridge Dr	Baxter Lakes	636-778-0934
Curtis	Reis	14636 Chesterfield Trails Dr	Chesterfield Trails	636-532-4224
Pam	Korns	1200 Gulf Shore Blvd n #203	Parador	314-614-1881
Faraby	Reis	14636 Chesterfield Trails Dr	Chesterfield Trails	314-713-3987
Julie	Skrainka	2181 White Lane Dr	Brook Hill Estates	636-391-1472
Jeanne	Diamond	1782 Spring Branch Ct	Bridle Creek	636-262-8216
Anabda	Diamond	1782 Spring Branch Ct	Bridle Creek	636-288-2390
R.	Kemp	14620 Fairfield Farm Dr	Fairfield Farm	636-675-6600
Jacob	Diamond	1782 Spring Branch Ct	Bridle Creek	314-983-8122
Jan	Schultz	13509 Cedar Bridge	Ladue Farm Estates	314-434-7882
Douglas	Grasse	14907 Greenleaf Valley Dr	Chesterfield Trails	636-530-9975



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Cindy	Grasse	14907 Greenleaf Valley Dr	Chesterfield Trails	636-530-9975
Charles	Smith	1617 Adgers Wharf Dr	Chesterfield Hill	636-795-0090
Gary	Owens	15716 Eldon Ridge Dr	Villages at Baxter Ridge	636-519-1285
Peter	Von Minden	2163 White Lane Dr	Brook Hill Estates	636 230-3688
Barth	Holohan	14796 Sugarwood Trail Dr	Sugarwood Trail	314-686-4450
Kathleen	Von Minden	2163 White Lane Dr	Brook Hill Estates	636 230-3688
Jane	Hemberger	14673 Summer Blossom Ln	Seasons at Schoettler	636 256-8310
Tom	Janicik	1928 Lanchester Ct	Scarborough West	636-527-1882
Alex	Menz	14779 Chermooore Dr	Scarborough West	314-757-2332
Shari	Menz	14779 Chermooore Dr	Scarborough West	636-227-3321
Zach	Menz	14779 Chermooore Dr	Scarborough West	314-448-0498
Dennis	Norton	1521 Timberlake Mnr Pkwy	Thousand Oaks	636-536-4649
Mary	Klump	15416 Grantley Dr	Bridle Creek	636-728-1233
Ken	Klump	15416 Grantley Dr	Bridle Creek	636-728-1233
Bruce	Johnston	14672 Summer Blossom Ln	Seasons at Schoettler	314-435-4579
Marlene	Lischwe	14703 Deerhorn Dr	Greenleaf Estates	636-537-4074
Patty	Heitz	144 Saylesville Dr	Green Trails	314-922-3251
Janis	Meisenholder	1818 Schoettler Valley Dr	Bridle Creek	314-973-9700
Jay	Meisenholder	1818 Schoettler Valley Dr	Bridle Creek	314-520-1168
Thaddea	Slabaugh	14791 Appalachian Trail	Shenandoah	636-519-8675
Jim	Middleton	1517 Royal Crest Ct	Royalwood	636-328-2539
William	Hemberger	14673 Summer Blossom Ln	Seasons at Schoettler	636-256-8310
Julia	Winters	14884 Grantley Dr	Westchester Place	636-319-7004
Renee	Maxey	14602 Schoettler Manor Ct	Schoettler Manor	636-230-5286
Cindy	Fisher	14800 Grantley Dr	Westchester Place	636-532-8925



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Raymond	Browder	15315 Grantley Dr	Westfield Farm	636-346-2306
Michael	McDonald	14802 Pleasant Ridge Ct	Westchester Place	636-728-1973
Terry	Isaac	1517 Deerhorn Dr	Greenleaf Estates	636-532-4661
Marsha	Isaac	1517 Deerhorn Dr	Greenleaf Estates	636-532-4661
John	Haley	14650 Chesterfield Trails Dr	Chesterfield Trails	636-778-1165
Christine	Grogan	14736 Ladue Bluffs Crossing Dr	Villas at Ladue Bluffs	314-452-5075
Mary	Sharamitaro	1921 Buckingham Dr	Scarborough	636-527-8222
Nick	Weber	1921 Buckingham Dr	Scarborough	636-527-8222
Amy	Bertelson	1452 Asterwood Ct	Sycamore Manor	636-532-9554
Vince	Misuraca	1414 Sycamore Manor Dr	Westchester Place	636-530-9980
Mark	Buesse	14659 Big Timber Ln	Chesterfield Trails	636-532-7045
David	Clark	1452 Asterwood Ct	Sycamore Manor	636-532-9554
Tim	Welch	15335 Squires Way Dr	Estates at Schoettler Valley	636-812-2306
Angie	Welch	15335 Squires Way Dr	Estates at Schoettler Valley	636-812-2306
Toby	Thomeczek	1778 Heffington Dr	Bridle Creek	314-330-4012
Jennifer	Kane	1292 Still House Creek Rd	Shenandoah	636-532-3793
Mary	Kane	1292 Still House Creek Rd	Shenandoah	636-532-3793
Susan	Quinn	1842 Shadywood Ct	Westfield Farm	314-724-1270
Christine	Oswald	1717 Heffington Dr	West Ridge Estates	314-753-3517
Laurie Sinclair-	Osterhaus	15626 Highcroft Dr	Highcroft Estates	314-662-1272
Robert	Ellis	863 Gardenway Dr	Woodsmill	314-960-3733
Carrie	Trammell	14608 Harleston Village Dr	Chesterfield Hill	314-609-7929
John	Long	814 Rotherham Dr	New Camelot	636-527-0823
Theodore	Scholtz	15378 Grantley Dr	Westfield Farm	636-537-0127
Stephen	Trammell	14608 Harleston Village Dr	Chesterfield Hill	636-728-9680



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

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First Name	Last Name	Address	Subdivision	Phone
Ronald	Miller	15121 Amherst Green Ct	Amherst	314-803-4787
Mary	Oglesby	2457 Town and Country Ln	Town & Country Manor	314-825-6279
Julieann	Berg	456 Shetland Valley Ct	Baxter Pointe Villas	310-927-7717
David	Berg	456 Shetland Valley Ct	Baxter Pointe Villas	636-812-2585
Daniel	Lischwe	14703 Deerhorn Dr	Greenleaf Estates	636-537-4074
D. Sharon	Willeat	15142 Highcroft Dr	Schoettler Estates	636-532-2614
Todd T.	Willeat	15142 Highcroft Dr	Schoettler Estates	636-532-2614
Kara	Wunderlich	1438 Shagbark Ct	Sycamore Manor	636-519-0389
Terry	Grogan	14568 Crossway Ct	Scarborough	314-233-2311
Kurt	Wunderlich	1438 Shagbark Ct	Sycamore Manor	636-519-0389
Mike	Hixson	2014 Long Castle Forest Ct	Meadowbrook Farm	636-532-4486
Michele	Feltz	122 Boathouse Dr	Lake Chesterfield	636-458-9440
Patricia	Benbenek	14918 Greenleaf Valley Dr	Chesterfield Trails	636-519-7628
Amy	Bonnett	2024 Sir Jeffery Ct	Brook Hill Estates	636-230-6677
Laura	Paulsell	15635 Cedarmill Dr	Baxter Lakes	314-517-7827
Ilene	Pokres	1821 Mannington Ct	Scarborough	636-391-1377
Sheldon	Pokres	1821 Mannington Ct	Scarborough	636-391-1377
Julie	Long	814 Rotherham Dr	New Camelot	636-527-0823
John	Glickert	2022 Brook Hill Ridge Dr	Brook Hill Estates	636-391-9721
Robert	Boedeker	3 Georgetown Rd	Georgetown Estates	636-391-7825
Alex	Carter	15309 Schoettler Estates Dr	Schoettler Estates	314-660-3111
Melissa	Welker	14573 Gatemont Dr	Scarborough	636-220-6036
Julie	Moriarity	579 Fieldstone Ln	Oak Tree Farm	314-302-3069
Kelly	Jenkins	15019 Willmont Ct	Claymont Lakes Estates	636-536-5191
Michael	Kane	1292 Still House Creek Rd	Shenandoah	636-532-3793



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

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First Name	Last Name	Address	Subdivision	Phone
Jeffrey	Kaplan	1457 Shagbark Ct	Sycamore Manor	636-812-2083
Betsy	Brenban	1342 Katsura Ct	Wildhorse	636 328-6432
Robert	Osterhaus	15626 Highcroft Dr	Highcroft Estates	314-757-7267
Nanette	Rice	17747 Greystone Terrace Dr	Wildhorse	636-536-6184
Kristin	Keane	15343 Highcroft Dr	Eberwein Place	314-785-7627
David	Keane	15343 Highcroft Dr	Eberwein Place	314-922-4053
Jenny	Yuan	17016 Chesterfield Estates Ct	Chesterfield Estates	636-399-7766
James	Wotruba	14979 Straub Hill Ln	Brook Hill Estates	314-440-6331
Michelle	Harrell	17618 Lasiandra Dr	Wildhorse	636-532-5064
Mike	Harrell	17618 Lasiandra Dr	Wildhorse	636-532-5064
Abdul	Bah	15397 Highcroft Dr	Bridle Creek	314-452-2844
Rasha	Bah	15397 Highcroft Dr	Bridle Creek	314-452-2844
John	Green	14632 Pine Orchard Ct	Chesterfield Trails	636-532-0482
Michael	Wagnitz	15345 Schoettler Estates	Schoettler Estates	314-680-1510
Brenda	Routsong	14537 Tramore Dr	Village Green Condo	314-956-8284
Jaime	Davega	2018 Brook Hill Ridge Dr	Brook Hill Estates	636-256-2640
Jennifer	Lieber	14625 Pine Orchard Ct	Chesterfield Trails	636-532-1157
Grant	Keesling	13 Georgetown Rd	Georgetown Estates	314-556-9577
Laura	Boyd	743 Auber Ridge Ct	Weatherstone	636-227-9467
Marcela	Chaloupek	15314 Batesville Ct	West Ridge Estates	636-730-3235
Bo	Chaloupek	15314 Batesville Ct	West Ridge Estates	636-730-3252
Patti	Miller	15121 Amherst Green Ct	Amherst	636-532-2025
Edgar	Hartzke	1901 Buckingham Dr	Scarborough	636-227-7034
Joanmarie	Hartzke	1901 Buckingham Dr	Scarborough	636-227-7034
Judith	Dewert	411 Jumper Hill Ct	Conway Meadows	314-434-5804



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

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First Name	Last Name	Address	Subdivision	Phone
William	Dewert	411 Jumper Hill Ct	Conway Meadows	314-434-5804
Stephanie	Lieber	14625 Pine Orchard Ct	Chesterfield Trails	636-532-1157
Jennie	Iverson	14621 Mill Spring Ct	Chesterfield Trails	314-749-4794
Nancy	Merritt	806 Rotherham Dr	New Camelot	314-324-1222
Steve	Gorman	14721 Greenleaf Valley Dr	Greenleaf Estates	314-724-0841
Lisa	Mahiger	1786 Orchard Hill Dr	Baxter Lakes	314-709-0479
Cathy	Bateman	1865 Lazy Ridge Ct	Baxter Lakes	314-308-6393
Heidi	Hemann	14757 Mill Spring Dr	Chesterfield Trails	314-828-8160
Dianne	Koehnexke	1583 Wildhorse Parkway Dr	Wildhorse	314-607-2660
Joe	Vanleunen	14106 Vernon House Ct	Green Trails West	314-485-1259
Carolyn	Komosny	15509 Highcroft Dr	Highcroft Estates	636-537-1605
Neil	Komosny	15509 Highcroft Dr	Highcroft Estates	636-537-1605
Mary	Alabach	1664 Ansonborough Dr	Chesterfield Hill	636-532-0455
Kathleen	Delsing	14020 Woods Mill Cove Dr	Terraces	314-616-5985
Beth	Chausow	15324 Nooning Tree Ct	Nooning Tree	000-000-0000
Jeff	Lieber	14625 Pine Orchard Ct	Chesterfield Trails	636-532-1157
Julia	Curtis	14846 Pheasant Hill Ct	Baxter Lakes	636-346-1679
Cindy	Wiggins	17743 Greystone Terrace Dr	Wildhorse	636-533-5975
Greg	Lemasters	14638 Fairfield Farm Dr	Fairfield Farm	314-369-3543
Dennis	Maxey	14602 Schoettler Manor Ct	Schoettler Manor	636-230-5286
Pam	Miller	6 Forest Meadows Ct	Forest Meadows	636-537-8579
Carol	Young	2033 Honey Ridge Ct	Baxter Lakes	636-728-0044
Brad	Young	2033 Honey Ridge Ct	Baxter Lakes	636-728-0044
Roberta	Curtis	14846 Pheasant Hill Ct	Baxter Lakes	636-519-0403
Martha	Neukomm	15431 Grantley Dr	Bridle Creek	636 537-3837



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Janice	Lewis	15349 Highcroft Dr	Highcroft Estates	314-614-6372
Dave	Buesse	14659 Big Timber Ln	Chesterfield Trails	636-532-7045
Sanjiv	Bhatia	15559 Summer Ridge Dr	Baxter Lakes	636-519-9272
Melissa	Hoehn	1878 Lazy Ridge Ct	Baxter Lakes	314-374-4192
Tiffany	Wachter	14716 White Lane Ct	Brook Hill Estates	636-256-8780
Erik	Hemann	14757 Mill Spring Dr	Chesterfield Trails	314-828-8160
William	Lau	15555 Highcroft Dr	Highcroft Estates	636-532-2125
Linda	Lau	15555 Highcroft Dr	Highcroft Estates	636-532-2125
Scott	Frank	1884 Lazy Ridge Ct	Baxter Lakes	314-422-5801
Joan	Frank	1884 Lazy Ridge Ct	Baxter Lakes	636-536-2001
Lydia	Frank	1884 Lazy Ridge Ct	Baxter Lakes	636-536-2001
Shreejana	Akhikari	15355 Highcroft Dr	Eberwein Place	402-452-8755
Soni	Lama	15355 Highcroft Dr	Eberwein Place	402-517-6241
Bennett	Keane	15343 Highcroft Dr	Eberwein Place	314-322-8028
Hannah	Keane	15343 Highcroft Dr	Eberwein Place	314-625-0128
Kathy	Thoele	14530 Britannia Dr	Scarborough	314-805-9920
Ken	Thoele	14530 Britannia Dr	Scarborough	314-578-2688
Thomas	Mungenast, Jr	14702 Mill Spring Dr	Chesterfield Trails	314-602-0823
Phyllis	Schaffler	14829 Sycamore Manor Dr	Sycamore Manor	636-537-4026
Martin	Schwarze	14660 Summer Blossom Ln	Seasons at Schoettler	636-391-1666
Thomas	Pullen	1503 Woodroyal West Dr	Royalwood	314-680-7719
June	Middleton	1517 Royal Crest Ct	Royalwood	314-574-0362
Jeff	Weisman	1504 Amisk Ct	Greenleaf Estates	314-495-1903
Mike	Bateman	1865 Lazy Ridge Ct	Baxter Lakes	315-276-5000
Terry	Egan	15728 Trapp Ridge Ct	Baxter Ridge	314-369-6458

RECEIVED

JUN 24 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 DENNIS SHAVER a Chesterfield resident living at
15460 HIGHCROFT DRIVE

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,

Dennis Shaver

Phone: 636-532-1668

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 24 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 JOAN SHAVER, a Chesterfield resident living at
15460 Highcroft 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, 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,

Joan Shaver

Phone: 636-532-1668

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 24 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 Linda Honman, 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.

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,

Linda Honman

Phone: 636.537.3774

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 24 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 Meghan Gustafson, a Chesterfield resident living at
1609 Chalwers Dr 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; it is the goal of the Planning Commission to preserve existing neighborhoods.

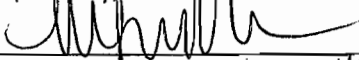
Our opposition is also based on these potential/probable negative effects:

- 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: 636-544-0639

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: bryan hunt <7b7real7@gmail.com>
Sent: Sunday, June 26, 2016 5:12 PM
To: Jessica Henry; Aimee Nassif
Cc: Guy Tilman; Bridget Nations
Subject: Re the request for rezoning land adjoining Schoettler Road

Hello -

My family and I live in Greenleaf Estates off of Schoettler Road, where I have also served as a trustee for the past year. As you are certainly aware by now, the proposed zoning change for the land at the northwest end of Schoettler Road is very much opposed by those communities that would be most directly impacted, and I would like to quickly outline my family's arguments for preservation of the existing zoning. Living along Schoettler Road, we travel the roads along the boundaries of this parcel a minimum of 4-5 times every day so we do have a vested interest in what happens there.

- If the issue is strictly one of changing the existing zoning for this parcel to comply to the developers request, then, put most simply, no action is required. Fulfilling this request provides no true benefit to the community while its costs would be significantly detrimental. An objective cost-benefit analysis make that clear -- at essence, any benefits would accrue only to private interests. The City of Chesterfield, and its citizens, in addition to not benefiting, would be negatively impacted. And especially those in closest proximity to the proposed project. I'll return to that in a moment.
- The issue, however, may be larger than one of a simple rezoning request, since lot numbers 1 & 3 were sold to Mia Rose Holdings LLC Etal on March 8 of this year, according to STL County records. It appears, from the outside, that the developer changed their previous stance of the HayBarn purchase being contingent upon getting the necessary zoning change. Assuming for now that everything related to this transaction is above-board, there is still no need and, indeed, no obligation to change the current zoning.

Here are several key points on how the communities along Schoettler Road and the outer road will be negatively impacted should the project go through.

- The destruction of greenspace in this parcel will incontrovertibly increase line-source pollution - primarily noise, auto emission and particulate matter. Greenspaces are vital buffers between residential areas and the Interstate. They lessen a number of the adverse effects of the proximity to near-continuous traffic. Directly across from this proposed site, Delmar Gardens is undergoing an expansion of its campus w/ the construction of a new building. The area on the opposite side will, of course, be subject to increased levels of noise pollution as traffic noise will be reflected off of these structures. It's noisy enough along and around this section of Schoettler Road as it is right now. It is just not good sense to destroy that buffer. And it then begs the question of who, in their right mind, would willingly chose to live in such a location, subject to the noise and the very real & measurable health risks from the air pollution? In this respect, the suggestion that the proposed project would be marketed as luxury

apartments to sophisticated tenants is laughable. Ideally, an objective line-source pollution study should be required for any project abutting a major roadway.

- The character of these neighborhoods surrounding this parcel of land south of the Parkway is defined by that of single-family homes. It is a desirable area in which to live. The greenspaces, in addition to helping protect us humans, also provide habitat for other life. In this urban setting we have an abundance of wildlife that make their habitat along the watersheds of Creve Coeur Creek. Deer, turkey, coyote and numerous other species share this land with us. On our property in Greenleaf Estates we recently found a Blanding's Turtle, which is listed as an endangered species in Missouri. Not known to be spontaneously generating, we can probably safely conclude that this species has a home & parents in this watershed. Without knowing how far their territory extends and whether the portion of the watershed at the proposed site is part of their habitat, it is uncertain at this point where the Endangered Species Act might come into play. This is something to take into consideration.
- One other point pertaining to greenspace and quality of life issues: The City of Chesterfield and its citizens benefit from enforcing the comprehensive plan that actively protects, preserves & enhances existing neighborhoods and the quality of life for its residents. If this rezoning request were allowed to go through, the City would be negligent in following the comprehensive plan in the eyes of most of the communities along and around Schoettler Road.
- The additional traffic, should the developer's project be enabled, would also negatively impact the residents along Schoettler Road and at the intersection of Chesterfield Parkway & the outer road. This is one of the most-voiced concerns of most of the residents I have had conversations with and my family agrees. Nobody wants more cars to contend with on Schoettler Road. It is inevitable that tenants for any project in that parcel of land would be utilising Schoettler Road from Clayton Road to the outer road as part of their normal return route. Any GPS map will show that option to you. Whether or not the project directly accesses Schoettler Road, which it may very well eventually do despite any proclamations of the contrary being proffered today, this location would add to the volume of traffic here. And we can also reasonably presume that the volume of traffic on Chesterfield Parkway during normal peak travel times of the day would also see some increase. Today, it already requires some lengthy waits to make a left from Schoettler Road onto Chesterfield Parkway. The thought of adding more cars at the intersection trying to get onto the outer road foreshadows the potential for even longer waits. Eventually the City would have to foot the bill to address traffic regulation there.

Finally, to summarize, for the reasons outlines above and more, we do not want this parcel of land to be rezoned. We ask that you leave the zoning as is and come out in favor of keeping this greenspace and character of the adjoining communities intact. Our quality of life is very important to us. We have a vested interest in the neighborhoods we live in and raise our families in. We should have a say in what goes on in and around our communities, as it is in the interests of all of us to ensure the best quality of life for our children and our neighbors. The clear delineation of the locations of those whom favor this project from those opposed tells you most of what you need to know in making your decision.

Thank you for your time and attention.

Sincerely,

Bryan, Mulima, Lilato & Kozo Hunt
1518 Deerhorn Drive
Chesterfield, Missouri 63017-5512

Jessica Henry

From: bryan hunt <7b7real7@gmail.com>
Sent: Sunday, June 26, 2016 5:12 PM
To: Jessica Henry; Aimee Nassif
Cc: Guy Tilman; Bridget Nations
Subject: Re the request for rezoning land adjoining Schoettler Road

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My family and I live in Greenleaf Estates off of Schoettler Road, where I have also served as a trustee for the past year. As you are certainly aware by now, the proposed zoning change for the land at the northwest end of Schoettler Road is very much opposed by those communities that would be most directly impacted, and I would like to quickly outline my family's arguments for preservation of the existing zoning. Living along Schoettler Road, we travel the roads along the boundaries of this parcel a minimum of 4-5 times every day so we do have a vested interest in what happens there.

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apartments to sophisticated tenants is laughable. Ideally, an objective line-source pollution study should be required for any project abutting a major roadway.

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Thank you for your time and attention.

Sincerely,

Bryan, Mulima, Lilato & Kozo Hunt
1518 Deerhorn Drive
Chesterfield, Missouri 63017-5512

Jessica Henry

From: Marilyn <mwtoo@charter.net>
Sent: Sunday, June 26, 2016 5:44 PM
To: Jessica Henry; Bob Nation; Aimee Nassif; sue.allen@house.mo.gov; Bridget Nations; Guy Tilman
Subject: development at schoettler road and south outer 40

ladies and gentlemen: we are 28-year residents of the bridle creek subdivision. while we live neither on schoettler road nor the outer road, we do use both on a regular basis. the traffic seems to be getting heavier as the years go by! what is worse is the amount of traffic on both chesterfield parkway and the north outer road -- both in use for access to the south outer road, schoettler valley drive, and on to the mall area. I have often had to wait for three traffic light cycles in order to turn off the north road after exiting highway 64/40. do any of you live in close proximity to the proposed site? how can you go against the wishes of those of us who do? we have enough apartments in this area. please abide by the wishes of the residents -- your constituents -- and DO NOT rezone this site. thank you.

martin and marilyn warren, 1845 rockmoor drive, 636-532-8115

Sent from my iPad

Jun 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 Mark Allen, a Chesterfield resident living at
1824 Shadywood Court, 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 Extreme traffic problems, multiple families live in the same unit, disrespect of property, constant rental turnover, low income section & problems with community

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,

Mark Allen

Phone: 314-363-7956 - Cell 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

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

To Whom It May Concern:

I am Kelly Spisak, a Chesterfield resident living at 1810 Hollow Tree Ct., 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.

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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.

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,
Kelly Spisak

Phone: 314-4206507

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 Stacy O'Neal, a Chesterfield resident living at

1590 Milbridge, 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.

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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,

Stacy O'Neal
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

Jessica Henry

From: F. Silva <silvastl@hotmail.com>
Sent: Monday, June 27, 2016 12:25 PM
To: Jessica Henry
Subject: Zoning Proposal for Schoettler Road & Highway 40

Ms Henry,

I am writing concerning the proposed zone change for Schoettler Road and Highway 40, which would allow apartments to be built at that location.

As a resident of Scarborough Subdivision, we use Schoettler Road daily. We purchased our home thirty years ago and are still pleased with our choice of location. The beauty of Schoettler Road was a definite selling point. Through the years the traffic has increased and a middle turning lane was placed at the entrance of our subdivision. That has helped but there are still times when it is difficult to exit onto Schoettler, especially to turn toward Clayton Road.

I am rightfully fearful that the proposed rezoning and the subsequent apartments that will be built will greatly increase Schoettler Road traffic. Even if more lanes were added to the road, ruining the beauty and the open country feel it now has, it would still be more difficult for home owners to exit their subdivisions. We did not purchase our home expecting Schoettler Road to become a thoroughfare because apartments were built in an area previously zones only for single dwelling homes.

Please consider the wishes of those who pay taxes and love the community in which they live.

Thank you,
Fawn Silva

RECEIVED
JUN 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 Mary C Alaback, a Chesterfield resident living at
1464 Anemborough 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;
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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.

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,

Mary C Alaback

Phone: 636-532-0455

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 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 Lois Ann Wm. Linton, a Chesterfield resident living at
15301 Olive Blvd.

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,

Lois Ann Wm. Linton

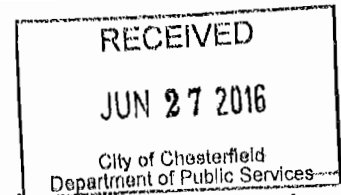
Phone: 636-733-0123

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 TERRY B. ISAAC, a Chesterfield resident living at
1517 DEERHORN 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.

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- 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,

Terry B Isaac

Phone: 636.532.4661

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 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 MARSHA T. ISAAC, a Chesterfield resident living at
1517 DEERHORN 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.

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Other _____

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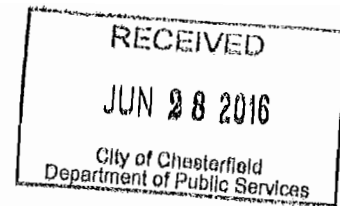
Respectfully,

Marsha J. Isaac

Phone: 636.532.4661

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 28, 2016

City of Chesterfield
C/o Planning and Development Services Division
Jessica Henry, Project Planner
690 Chesterfield Parkway West
Chesterfield, Missouri
63017

Mary "Pat" Mohrman
2150 Schoettler Road
Chesterfield, Missouri
63017

Dear Ms. Henry, and Committee members;

This letter is to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 from residential to R6 zoning. I have lived in Chesterfield for over 30 years and have watched it grow into a successful, robust, community for its citizens and visitors. We have enjoyed both commercial and residential development that has benefited everyone without harm to the other. It seemed to me the Chesterfield Comprehensive Plan Policies were developed and implemented to protect positive growth and ensure the balance between commercial and residential.

From the greater than 400 letters of support for rezoning from the commercial constituency it is clear the benefit to them as expressed in their letters. I can understand their perspective. My objection is the location of the rezoning. It seems R6 is often adjacent to other commercial locations, not in the middle of residential single family homes. The entire property is surrounded by residential with the exception of the small church.

Schoettler has already seen the development of attached housing at the corner of Schoettler and Clayton. The most recent 17 acre development has already misplaced wildlife; changed draining patterns; and re-established traffic lanes to gain entry to the development. This development will increase traffic on Schoettler as it is.

The proposed development of approximately 280 units contained in 7 buildings (if the developer does not change its usage) will require removal of significant greenery; access roads; signage; and possibly signage that will recruit tenants.

This shift to commercialism in that location will significantly change the makeup and impression of a family community. It does not fit into the single family neighborhoods. I suspect it will also reduce property values.

I implore you to reject the request for rezoning of this land in chesterfield and encourage you to point the developer in a more appropriate direction in Chesterfield for this development.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Pat Mohrman".

Pat Mohrman

RECEIVED
JUN 28 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 DAN MOHRMAN, a Chesterfield resident living at
2150 SCHOETTLER RD

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: 314-807-2060

(OVER)

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

Questions -

- What is the history of KU Development (cc)?
- What & where are similar apartment projects developed by KU Development?
- Why did we only hear of this request/proposal only days prior to the Planning Comm. meeting of May 23rd?

CONCERNS

- I have lived on Schoettler for 38 years, home ownership property along Schoettler has been restricted to one acre +. This project would
- There is no high rise buildings (2/3/4) stories along Schoettler Rd. this is a single family community - and should remain so!!
- Would approval allow me to construct 20-25 apartments on my 1.4 acre property?
200 apartment units on 14 acres =
20 units per acre

Jessica Henry

From: Rick Dreyfus <dreyrick@aol.com>
Sent: Tuesday, June 28, 2016 9:15 PM
To: Jessica Henry
Subject: Apartments

Dear Ms. Henry,

I can't believe that I even have to write a letter expressing my displeasure and opposition to the rezoning of the land at Schoettler and Outer forty. How silly is this? How could anyone representing its citizens actually think this is a good thing for our citizens and our neighborhoods. I am sure the residents of Town and Country and Ladue aren't having to write letters to protect the integrity and safety of their neighborhoods. If Chesterfield needs apartments so badly, let's build them in the Chesterfield valley. Our elected officials were chosen to represent the people and do the right thing. It is insane to even consider this issue.

The traffic on Schoettler gets busier everyday. A two hundred and eighty apartment complex will take this road to unsafe levels. Our goal is to make this a better community. I bought my home 20 years ago because Schoettler road represented single home dwellings and neighborhoods with families. Anyone in favor of this needs to look in the mirror and ask themselves how this benefits anyone in Chesterfield. It does not. You have done a great job with all the retail in the Valley and not letting it turn into a congested Manchester Road. Again, build apartments in the Valley creating more retail business for the merchants but, do not turn Schoettler Road into total congestion. Continue to think with common sense and with vision. Thank you.

Richard Dreyfus
14612 Summer Blossom Lane
Chesterfield, Mo. 63017

Sent from my iPad

RECEIVED
JUN 29 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 Lilgendahl, a Chesterfield resident living at 14609 HARLESTON VILLAGE 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 YOU MUST INSTALL A STOP-LIGHT AT SOUTH 40 AND YARMOOUTH. PLUS - CUT 10 TO 20 FEET FROM WALL ON SOUTH 40 BETWEEN CRAVELL EXITS & YARMOOUTH

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,
Charles Lilgendahl
Phone: 636-532-2181

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 29 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 Betsy T. Lilgendahl a Chesterfield resident living at
14609 HARLESTON VILLAGE 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 TOO MUCH TRAFFIC ON THE SOUTH OUTER ROAD IN FRONT OF CHESTERFIELD HILL!

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,

Betsy T. Lilgendahl

Phone: 636-532-2181

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 Ted Tahlier, a Chesterfield resident living at 1809 Winter Run Ct. 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:

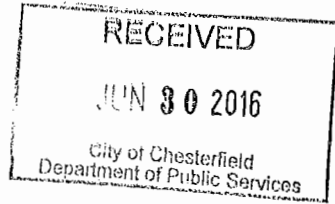
- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler 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,
Ted Tahlier

Phone: 636-220-2336



LETTER OF OPPOSITION



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

To Whom It May Concern:

I am Staci Pruitt, a Chesterfield resident living at 1836 Rockmoor 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, Staci Pruitt

Phone: 636-733-2356

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 30 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 Herhong Ma, a Chesterfield resident living at
14502 Summer Blossom Lane.

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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- 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,

Herhong Ma

Phone: 636.438.8425

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

1300 Oaktree Estates Court
Chesterfield, MO 63017
June 26, 2016



TO: Whom it may concern:

I am opposed to the proposed rezoning and development of property at Schoettler and South Outer 40. I am a resident of Chesterfield living at the address above in a subdivision across Schoettler Road. In my opinion the rezoning and development actions will lead to potential negative outcomes that will affect my single family home and my subdivision.

There are single family homes surrounding the proposed rezoning site enhancing the neighborhood and making it a desirable place to reside. The market value of my home will potentially be decreased. There would be increased traffic at the Schoettler/South Outer 40 roads, already very busy, as the entrance ramp to east bound 40/64 is nearby. There would be destruction of mature trees and animal habitat and more accidents involving cars and animals. Chesterfield is a wonderful place to live and the neighborhood character of single family homes near Schoettler should be maintained.

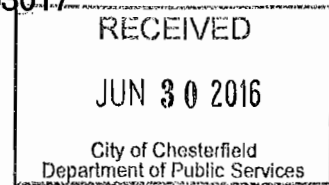
Please do not change the zoning to permit development of apartments at the site.

Sincerely,

A handwritten signature in cursive script that reads "Raymond J. Barnes".

RAYMOND J. BARNES

1300 Oaktree Estates Court
Chesterfield, MO 63017
June 26, 2016



TO: Whom it may concern:

I am opposed to the proposed rezoning and development of property at Schoettler and South Outer 40. I am a resident of Chesterfield living at the address above in a subdivision across Schoettler Road. In my opinion the rezoning and development actions will lead to potential negative outcomes that will affect my single family home and my subdivision.

There are single family homes surrounding the proposed rezoning site enhancing the neighborhood and making it a desirable place to reside. The market value of my home will potentially be decreased. There would be increased traffic at the Schoettler/South Outer 40 roads, already very busy, as the entrance ramp to east bound 40/64 is nearby. There would be destruction of mature trees and animal habitat and more accidents involving cars and animals. Chesterfield is a wonderful place to live and the neighborhood character of single family homes near Schoettler should be maintained.

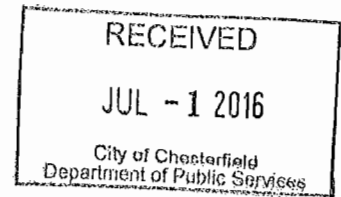
Please do not change the zoning to permit development of apartments at the site.

Sincerely,

Louise W. Barnes



Re: **Signed Petitions Opposing Rezoning at Schoettler Road & South Outer 40**



July 1, 2016

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

Dear Jessica,

We are submitting our 4th set of Chesterfield residents who have electronically signed a petition opposing the rezoning change at Schoettler Road and South Outer 40. With these added 100 residents, the Planning Commission has now received the names of 900 Chesterfield residents who believe the Planning Commission should keep this corner of Schoettler Road and Outer 40/64 zoned for single family homes and not rezone to multi-family.

We have submitted three petitions previously on June 13th, June 16th and June 24th. This petition represents an additional 100 residents who have signed the petition on www.preserveschoettler.com. We verified each of these petitioners with an IP address and can provide them for you if necessary.

The petition link, opposing the rezoning change, continues to be "live" on the website and we will continue to provide the Planning Commission with more petitions as new signatures accumulate.

The Planning Commission should understand that these 900 residents of Chesterfield felt it necessary to attach their names to this petition so that they can be counted as members of the community who are dedicated to protecting the integrity of their neighborhoods.

This is NOT a good location for an apartment complex and it is NOT compatible with the integrity of the neighborhoods and WILL present serious issues that the Planning Commission WILL BE RESPONSIBLE for creating.

KU Development and Mr. Kaiman should find an appropriate place for their complex and sell the 14 acres to a developer who will build single family homes, attached homes or condos. Attached homes, condos or single family homes are what belong on this corner.

Please share this letter and the names of the 100 petitioners with the members of the Planning Commission to show the strength of opposition to this proposed rezoning change. Please copy this to Mayor Bob Nation; Ward II Council - Bridget Nations and Guy Tilman; Ward III Council - Dan Hurt and Randy Logan as each of these officials *should represent* these residents.

Sincerely,

PreserveSchoettler.com



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Barbara	Berger	1777 Heffington Dr	Bridle Creek	636-532-3075
James	Kron	15709 Eldon Ridge Dr	Baxter Ridge	636-532-4482
Christine	Filcoff	14730 Mill Spring Dr	Chesterfield Trails	314-488-4536
Austin	Loeffler	1945 Chermooore Ct	Scarborough West	314-518-1026
Richard	Filcoff	14730 Mill Spring Dr	Chesterfield Trails	314-488-4535
Lindsay	Klasing	14809 Sycamore Manor Ct	Sycamore Manor	314-740-0641
Hannah	Hackman	1924 Dovershire Ct	Scarborough West	314-933-0572
Diane	Barone	17503 Country Lake Est Ct	Country Lake Estates	314-602-8940
Homer	Sedighi	14709 Chermooore Dr	Scarborough West	636-230-7492
Meghan	Glenn	1609 Woodside View Ln	Ridgemont	314-835-0391
Mike	Pallia	14791 Chesterfield Trails Dr	Chesterfield Trails	314-822-8772
Jason	Welker	14573 Gatemont Dr	Scarborough	314-616-8926
Laura	Swallow	14943 Greenleaf Valley Dr	Greenleaf Valley	636-519-7450
Brad	Swallow	14943 Greenleaf Valley Dr	Greenleaf Valley	636-519-7450
Carol	Kron	15709 Eldon Ridge Dr	Baxter Ridge	636-532-4482
Una	Amend	14635 Big Timber Ln	Chesterfield Trails	636-537-3168
Chen	Luo	14797 Chesterfield Trails Dr	Chesterfield Trails	314-326-1550
Tiangong	Sun	14797 Chesterfield Trails Dr	Chesterfield Trails	314-484-9496
Kathleen	Durney	14598 Big Timber Ln	Thousand Oaks	314-566-6488
Robert	Durney	14598 Big Timber Ln	Thousand Oaks	636-532-8854
Dawn	Bredenkoetter	1912 Dovercliff Ct	Scarborough	314-374-0996
William	Kline	1908 Broadfield Ct	Westfield Farm	636-532-7067
Jeanne	Staley	15386 Squires Way Dr	Highland Forest	636-778-0562
Michael	Failoni	14744 Dovershire Ct	Scarborough West	636-284-0623
Sherri	Failoni	14744 Dovershire Ct	Scarborough West	314-591-0849



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Dwight	Failoni	14744 Dovershire Ct	Scarborough West	314-591-0849
Avigail	Rosenzweig	1508 Timberbridge Ct	Thousand Oaks	636-536-0829
Margaret	Sedighi	14709 Chermooore Dr	Scarborough West	314-922-8157
James	Billingsley	1720 Black Birch Dr	Schoettler Village	314-458-7091
Candace	Stallone	173 Hilltown Village	Hilltown Village	636-398-6144
Ashley	Carr	14931 Greenleaf Valley Dr	Greenleaf Valley	314-494-5665
Toby	Keane	15354 Grantley Dr	Westfield Farm	636-537-5909
Lilly	Billingsley	1720 Black Birch Dr	Schoettler Village	314-591-1290
Dennis	Falast	1507 Woodroyal West Dr	Royalwood	314-712-1032
Darlene	Falast	1507 Woodroyal West Dr	Royalwood	636-530-0857
Nick	Stepaniuk	1818 Farm Valley Dr	Westfield Farm	636-537-3602
Mark	Falast	1507 Woodroyal West Dr	Royalwood	314-779-6166
David	Wallace	15354 Grantley Dr	Westfield Farm	636-519-0309
Lynn	Hepler	14743 Chermooore Dr	Scarborough West	636-527-2085
Janice	Strinko	1928 Farm Valley Dr	Westfield Farm	636-536-0095
Gregory	Strinko	1928 Farm Valley Dr	Westfield Farm	636-536-0095
Michele	Dietl	1515 Amisk Ct	Greenleaf Estates	636-537-9705
Valerie	Krygiel	14710 Chermooore Dr	Scarborough West	636-391-6289
Joe	Krygiel	14710 Chermooore Dr	Scarborough West	636-391-6289
Matt	Carr	14931 Greenleaf Valley Dr	Greenleaf Valley	314-303-8970
Diana	Dietl	1515 Amisk Ct	Greenleaf Estates	314-616-3905
Pat	Strange	14955 Straub Hill Ln	Brookhill Estates	636-207-1417
Brian	Strange	14955 Straub Hill Ln	Brookhill Estates	636-207-1417
Teresa	Schmitt	15645 Heathercroft Dr	Highcroft Estates	314-660-1964
Bruce	Bernstein	14819 Pleasant Ridge Ct	Westchester Place	314-422-6427



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Jim	Bolin	14937 Greenleaf Valley Dr	Greenleaf Valley	314-805-5000
Cynthia	Shedd	1800 Britannia Ct	Scarborough	618-581-4009
Carmen	Fabella	2012 Cedarmill Dr	Claymont Lake Estates	314-704-4975
Virillio	Fabella	2012 Cedarmill Dr	Claymont Lake Estates	636-399-8515
Ann Venegoni-	James	15321 Grantley Dr	Westfield Farm	314-401-4824
Hezhong	Ma	14502 Summer Blossom Ln	Seasons at Schoettler	636-438-8425
Yue	Chen	14502 Summer Blossom Ln	Seasons at Schoettler	636-438-8425
Bob	Serben	15421 Rockmoor Dr	Bridle Creek	314-324-6880
David	Schoemehl	14601 Harleston Village Dr	Chesterfield Hill	314-502-0104
Mark	Arciszewski	1754 Heffington Dr	Highcroft Estates	314-537-1965
Devin	Davis	14913 Greenleaf Valley Dr	Greenleaf Valley	314-420-5592
Don	Stookey	1571 Treherne Ct	Greenleaf Estates	636-536-1240
Shannon	Jordan	1720 Black Birch Dr	Schoettler Village	314-591-1290
Anne	Alabach	1664 Ansonborough Dr	Chesterfield Hill	314-973-3131
Thomas	Lieber	14625 Pine Orchard Ct	Chesterfield Trails	636-532-1157
Fawn	Silva	14590 Gatemont Dr	Scarborough	636-391-1009
Dennis	Silva	14590 Gatemont Dr	Scarborough	636-391-1009
Amy	Borlin	6 White Plains Dr	White Plains	314-750-8859
Howard	Reynolds	15442 Schoettler Valley Ct	Schoettler Valley Ests	314-435-0428
Jennifer	Albritton	1849 Rockmoor Dr	Bridle Creek	314-488-9800
Staci	Pruitt	1836 Rockmoor Dr	Bridle Creek	314-740-1728
Barbara	Burnside	8 Georgetown Rd	Georgetown Estates	636-227-8262
Jeffrey	Fowler	1555 Yarmouth Point Dr	Chesterfield Hill	636-728-1529
Lucy	Burke	14560 Fairfield Farm Dr	Fairfield Farm	636-230-9944
David	Burke	14560 Fairfield Farm Dr	Fairfield Farm	636-230-9944

Jessica Henry

From: Aimee Nassif
Sent: Tuesday, July 05, 2016 7:35 AM
To: scott.deaton@charter.net; Jessica Henry; Bob Nation; 'sue.allen@house.mo.gov'; Barry Flachsbart; Barbara McGuinness; Bridget Nations; Guy Tilman; Dan Hurt; Mike Geisel
Subject: RE: Stop rezoning 14 acres at Schoettler and S Outer 40

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 an issues meeting before the Planning Commission. This meeting has not yet been scheduled and the Planning Commission will not be voting on this matter at that meeting. 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>

Thank you,

Aimee Nassif

Aimee Nassif, AICP
Planning and Development Services Director
City of Chesterfield
690 Chesterfield Parkway West
P 636.537.4745/F 636.537.4798



From: scott.deaton@charter.net [mailto:scott.deaton@charter.net]
Sent: Monday, July 04, 2016 4:41 PM
To: Jessica Henry <JHenry@chesterfield.mo.us>; Aimee Nassif <anassif@chesterfield.mo.us>; Bob Nation <BNation@chesterfield.mo.us>; 'sue.allen@house.mo.gov' <sue.allen@house.mo.gov>; Barry Flachsbart <BFlachsbart@chesterfield.mo.us>; Barbara McGuinness <BMcGuinness@chesterfield.mo.us>; Bridget Nations <bridget.nations@chesterfield.mo.us>; Guy Tilman <GTilman@chesterfield.mo.us>; Dan Hurt

<DHurt@chesterfield.mo.us>

Subject: Stop rezoning 14 acres at Schoettler and S Outer 40

To whom it may concern,

We are homeowners in Bridle Creek Subdivision and are opposed to the rezoning for apartments to built at Schoettler and S Outer 40.

Thank you,
Deanna Deaton



LETTER OF OPPOSITION

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

To Whom It May Concern:

I am Deanna Deaton, a Chesterfield resident living at 15425 Highcroft 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, the developer can change the original concept within the approved R6 zoning

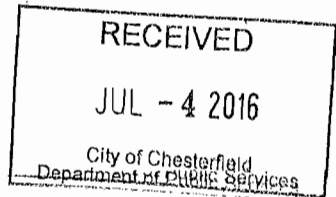
Other _____

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,

Deanna Deaton

Phone: 314 852 5762



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: Sunday, July 03, 2016 10:20 AM
To: Randall Combs
Cc: Jessica Henry; Bob Nation; Sue.Allen@house.mo.gov; Barry Flachsbart; Barbara McGuinness; Bridget Nations; Guy Tilman; Dan Hurt; Randy Logan; Bruce DeGroot; Mike Geisel
Subject: Re: Opposition to Rezoning at Schoettler & South Outer 40

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 an issues meeting before the Planning Commission. This meeting has not yet been scheduled and the Planning Commission will not be voting on this matter at that meeting. 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>

Thank you,

Aimee Nassif

Sent from my iPad

On Jul 2, 2016, at 3:20 PM, Randall Combs <rjcombs23@yahoo.com> wrote:

Attached, please find my letter of opposition to the rezoning of the property at Schoettler & South Outer 40. As a resident who lives at the corner of Schoettler Road and Greenleaf Valley Drive the last thing we need is more development, and particularly that which will allow for multi-family residences such as apartments. It is bad enough that the property at Schoettler & Clayton Road is being developed, which unfortunately has turned into an incredibly slow process and quite an eye soar.

Please do not approve this rezoning request. Stop the development and let residential areas remain what they are intended to be, single family residential properties. Goodness knows we don't need any more traffic on Schoettler Road - it is already very heavily traveled.

Thank you for your support of this request.

Sincerely,

Randall J. Combs
14899 Greenleaf Valley Drive
Chesterfield, MO. 63017
314-750-5498

<Scan0033.pdf>

Jul 05 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 RANDALL J. COMBS, a Chesterfield resident living at
14899 GREENLEAF VALLEY DRIVE

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 Over building and negatively impacting the beauty of Chesterfield

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: 314 750 5498

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

JUL - 5 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 Lorraine Glostermann, a Chesterfield resident living at

14562 Crossway Court -

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 At times it can be difficult to get out of our subdivision because of the increased traffic on Schoettler from people using it as a cut thru. To put 28 apartments with the potential of 560 or more people on Schoettler will cause even more problems & the possibility of accidents.

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,

Lorraine Glostermann

Phone: 636-227-1023

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

JUL - 5 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 A. DOBBINS, a Chesterfield resident living at
1556 YARMOUTH POINT DRIVE

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,

Charles A. Dobbins

Phone: 636-532-1879

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

JUL - 5 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 JOAN L. DOBBINS, a Chesterfield resident living at
1556 YARMOUTH POINT DRIVE

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,

Joan L. Dobbins
Phone: 636-532-1879

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

JUL - 5 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 PAUL H. KLOSTERMANN, a Chesterfield resident living at

14562 CROSSWAY CT, 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 CHESTERFIELD PRIDES ITSELF AS A CITY OF TREES,
WITH THIS REZONING A GREAT NUMBER OF TREES WILL
BE LOST

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,

Paul H. Klostermann

Phone: 636-227-7023

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
JUL - 5 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 Judy Brown-Bowden, a Chesterfield resident living at 14712 Deerhorn Dr., 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**.

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 This zoning is in place for our protection!

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,
Judith Brown-Bowden
Phone: 636-537-5358

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
JUL - 5 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 Michele & Doug Land, a Chesterfield resident living at
14745 Greenleaf 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.

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,
Michele & Doug Land
Phone: 314 413 2241

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

JUL - 5 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 Roger D Rowden, a Chesterfield resident living at
14412 Deerhorn Ln - 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,

Roger D Rowden

Phone: 635-537-5358

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
JUL - 5 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 Rehr, a Chesterfield resident living at 14534 Radcliffeborough Ct 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,
Jeff Rehr
Deborah Kerber

Phone: 314 4960142

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: Lois Protopsaltis <lprotopsaltis@hotmail.com>
Sent: Tuesday, July 05, 2016 7:58 PM
To: Jessica Henry
Subject: Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

I am a resident of Seasons at Schoettler Subdivision in Chesterfield. My husband and I have lived here almost 20 years. We are opposed to the new development plans due to the loss of our neighborhood and community character, a decrease in the market value of our home, increased traffic congestion in this area, as well as destruction of green space. This type of apartment complex does not fit into the single family neighborhood. We hope that you will keep this area zoned for single family homes.

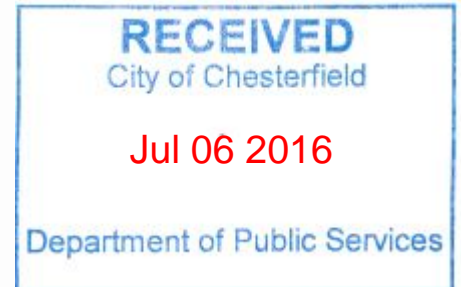
Thanks for your attention to this matter.

Lois and Spiros Protopsaltis
1840 Winter Run Ct.
Chesterfield, Mo 63017

07-06-16 13:00 IN



Re: Signed Petitions Opposing Rezoning at Schoettler Road & South Outer 40



July 6, 2016

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

Dear Jessica,

We are submitting our 5th set of Chesterfield residents who have electronically signed a petition opposing the rezoning change at Schoettler Road and South Outer 40.

Today, we are submitting an additional 100 residents names today so that the Planning Commission now has received the names of **1,000 Chesterfield residents** who believe the Planning Commission should keep this corner of Schoettler Road and Outer 40/64 zoned for single family homes. These 1,000 Chesterfield residents ask the Planning Commission to reject the request to rezone to R6.

This petition represents an additional 100 residents who have signed the petition on www.preserveschoettler.com. We verified each of these petitioners with an IP address and can provide them for you if necessary.

The petition link, opposing the rezoning change, continues to be "live" on the website. We currently have **over 1,000** names and we will continue to provide the Planning Commission with more petitions as new signatures accumulate.

These 1,000 residents continue to state that this is NOT a good location for an apartment complex. It is NOT compatible with the integrity of their neighborhoods and WILL present serious issues that the Planning Commission WILL BE RESPONSIBLE for creating.

KU Development and Mr. Kaiman should find an appropriate place for their complex that is already zoned R6. Attached homes, condos or single family homes are what belong on this corner.

Please share this letter and the names of the 100 petitioners with the members of the Planning Commission to show the strength of opposition to this proposed rezoning change. Please copy this to Mayor Bob Nation; Ward II Council - Bridget Nations and Guy Tilman; Ward III Council - Dan Hurt and Randy Logan as each of these officials *should hear and represent* their residents.

Sincerely,

PreserveSchoettler.com



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Lily	Burke	14560 Fairfield Farm Dr	Fairfield Farm	636-230-9944
Victoria	Van Horsen	1800 Britannia Ct	Scarborough	636-527-4704
Patrice	Kaplan	1457 Shagbark Ct	Sycamore Manor	636-812-2083
Wendell	Davis	1683 Heffington Dr	West Ridge Estates	636-368-6200
Pat	Mohrman	2150 Schoettler Rd	Schoettler Estates	314-330-6455
Daniel	Mohrman	2150 Schoettler Rd	Schoettler Estates	314-807-2060
Robert	Benbenek	14918 Greenleaf Valley Dr	Greenleaf Valley	636-519-7628
Lorraine	Klostermann	14562 Crossway Ct	Scarborough	636-227-1023
Paul	Klostermann	14562 Crossway Ct	Scarborough	636-227-1023
Mary Lee	Walter	19 White Plains Dr	White Plains	636-519-0887
Jill	Malen	15481 Clover Ridge Dr	Bridle Creek	314-322-8011
Jim	Malen	15481 Clover Ridge Dr	Bridle Creek	314-503-6161
Alice	Schott	14628 Big Timber Ln	Chesterfield Trails	636-519-0431
Albert	Schott	14628 Big Timber Ln	Chesterfield Trails	636-519-0431
Renee	Richards	422 Glenmeadow Dr	Oak Tree Farm	314-517-5754
Ellen	Goodma	1537 Timber Point Ct	Thousand Oaks	636-778-0594
Tami	Green	14944 Greenleaf Valley Dr	Greenleaf Valley	636-778-0108
Charles	Green	14944 Greenleaf Valley Dr	Greenleaf Valley	636-778-0108
Ted	Tahlier	1809 Winter Run Ct	Seasons at Schoettler	636-220-2336
Cheryl	Tahlier	1809 Winter Run Ct	Seasons at Schoettler	636-220-2336
Jayne	Chong	15514 Easy Ridge Ct	Baxter Lakes	636-537-2747
Kelly	Lacy	1944 Dovercliff Ct	Scarborough	314-504-4884
Denise	Ashcroft	1189 Jonesborough Rd	Appalachian Hills	417-894-0086
Steve	Tucker	14508 Britannia Dr	Scarborough	636-220-8586
Anne	Wirthlin	2 Baxton Way	Woodfield	314-602-8514



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Jennifer	Glickert	2022 Brook Hill Ridge Dr	Brookhill Estates	636-391-9721
John	Glickert Jr	2022 Brook Hill Ridge Dr	Brookhill Estates	636-391-9721
Linda	Krumrey	1482 Asterwood Ct	Sycamore Manor	636-537-0340
Christopher	Mertz	14950 Greenleaf Valley Dr	Greenleaf Valley	636-778-0262
Kimberly	Mertz	14950 Greenleaf Valley Dr	Greenleaf Valley	636-778-0262
Jodi	Schneiderman	310 Calliope Place	Nooning Tree	314-397-3344
Jeff	Schneiderman	310 Calliope Place	Nooning Tree	314-397-1132
Marsha	Stevenson	14629 Big Timber Ln	Chesterfield Trails	636-751-8721
Elizabeth	Glickert	1917 Gatemont Dr	Scarborough	636-394-3016
Mary Jane	Lyons	2290 Schoettler Rd	Eliz Blank Estate	636-227-2553
Jack	Edelman	14813 Grantley Dr	Westchester Place	314-315-2900
Rachel	Fike	1509 Royal Crest Ct	Royalwood	314-479-6657
Sandra	Haley	14650 Chesterfield Trails Dr	Chesterfield Trails	636-778-1165
Judy	Reissing	1741 Heffngton Dr	West Ridge Estates	636-537-0519
Graham	Fisher	14538 Crossway Ct	Scarborough	314-398-5400
Xuegang	Liu	14818 Lupine Ct	Sycamore Manor	636-209-4493
Donna	McKinnis	14609 Big Timber Ln	Chesterfield Trails	314-406-2651
Donald	McKinnis	14609 Big Timber Ln	Chesterfield Trails	314-406-2958
Stephen	Hargrave	1509 Deerhorn Dr	Greenleaf Estates	314-914-1419
Sharon	Hargrave	1509 Deerhorn Dr	Greenleaf Estates	314-914-1423
Peter	Neichter	14653 Fairfield Farm Dr	Fairfield Farm	314-974-6756
Warren	Sherman	14641 Big Timber Ln	Chesterfield Trails	636-532-2259
Charles	Montani Jr	14743 Chesterfield Trails Dr	Chesterfield Trails	636-532-0075
Bea	Brennan	14669 Amberleigh Hill Ct	Amberleigh	636-230-7278
Rob	Trimarke	14749 Chesterfield Trails Dr	Chesterfield Trails	314-205-2444



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Marjorie	Eckert	15616 Century Lake Dr	Baxter Oaks	636-288-2441
Lori	Riti	14826 Straub Hill Ln	Brookhill Estates	314-240-2511
Robert	Riti	14826 Straub Hill Ln	Brookhill Estates	314-255-4441
Randall	Combs	14899 Greenleaf Valley Dr	Greenleaf Valley	314-750-5498
Blake	Trivundza	14548 Fairfield Farm Dr	Fairfield Farm	314-640-5605
Boris	Trivundza	14548 Fairfield Farm Dr	Fairfield Farm	314-614-3337
Kelli	Loeffler	1945 Chermoore Ct	Scarborough West	314-477-6235
Mike	Massey	2018 Claymills Dr	Claymont Lake Estates	314-307-3432
Maria	Massey	2018 Claymills Dr	Claymont Lake Estates	812-598-9836
Steve	Schreiter	1470 Shagbark Ct	Sycamore Manor	636-530-9950
Rachel	Denison	14842 Sycamore Manor Dr	Sycamore Manor	510-225-8955
Dorothy	Larson	1514 Mallard Landing Ct	Thousand Oaks	636-812-2075
Lynn	Queensen	1896 Buckingham Dr	Scarborough	636-394-5620
Jessica	DeMunbrun	1910 Shadow Wood Ct	Westfield Farm	314-952-4096
Lisa	DeMunbrun	1910 Shadow Wood Ct	Westfield Farm	314-630-7455
Cynthia	Dreyfus	14612 Summer Blossom Ln	Seasons at Schoettler	636-207-9613
Bob	Barnes	15 Silvercreek Ln	Oak Tree Farm	314-322-8931
Cecil	Compton	1559 Yarmouth Point Dr	Chesterfield Hill	314-973-1211
Andre	Silvanovich	15400 Clover Ridge Dr	Bridle Creek	636-530-4687
Zachary	Denison	14842 Sycamore Manor Dr	Sycamore Manor	314-348-0832
James	Talbot	15400 Clover Ridge Dr	Bridle Creek	636-530-4687
Sheila	Silvanovich	15400 Clover Ridge Dr	Bridle Creek	636-530-4687
Timothy	Moore	14865 Grassmere Ct	Greenleaf Estates	636-519-7920
Emelie	Clarín	1543 Woodroyal West Dr	Royalwood	636-532-4997
Raul	Clarín	1543 Woodroyal West Dr	Royalwood	314-898-8121



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Kristen	Main	14855 Brook Hill Dr	Brookhill Estates	636-728-8435
Darrell	Songer	14855 Brook Hill Dr	Brookhill Estates	636-443-5001
Jan	Wacker	14811 Pleasant Ridge Ct	Westchester Place	636-537-0659
Nancy	Schuster	14601 Chermooore Meadow Ln	Schoettler Place	636-256-2671
Robert	Wacker	14811 Pleasant Ridge Ct	Westchester Place	636-537-0659
Paula	Parcher	15539 Clover Ridge Dr	Baxter Lakes	636-532-7793
James	Parcher	15539 Clover Ridge Dr	Baxter Lakes	636-532-7793
Maggie	O'Shaughnessy	14626 Fairfield Farm Dr	Fairfield Farm	636-220-2494
Eugene	Labarge	1618 Timberlake Mnr Pkwy	Thousand Oaks	636-532-5284
Michelle	Bergesch	1779 Spring Branch Ct	Bridle Creek	636-532-2402
Joe	Bergesch	1779 Spring Branch Ct	Bridle Creek	636-532-2402
Ronald	Meyers	1509 Woodroyal East	Royalwood	636-530-6094
Linda	Meyers	1509 Woodroyal East	Royalwood	636-530-6094
Judith	Wieggers	14656 Amberleigh Hill Ct	Amberleigh	636-386-5079
Irene	Mueller	1901 Highland Forest Ct	Highland Forest	636 530 7244
Jerry	Ballesteros	14600 Summer Blossom Ln	Seasons at Schoettler	636-527-9361
Andrew	Ballesteros	14600 Summer Blossom Ln	Seasons at Schoettler	636-527-9361
May	Cheng	14600 Summer Blossom Ln	Seasons at Schoettler	636-527-9361
Eric	Ballesteros	14600 Summer Blossom Ln	Seasons at Schoettler	636-527-9361
Matt	Husband	2020 Lake Clay Dr	Claymont Lake Estates	314-750-5879
Gary	Jesberg	14817 Grantley Dr	Westchester Place	314-620-7775
Lois	Protopsaltis	1840 Winter Run Ct	Seasons at Schoettler	314-549-0243
Amy	Wallis	14603 Schoettler Manor Ct	Schoettler Manor	314-406-4862
Susan	Smart	768 Straub Rd	Baxter Est	636-394-7321
Bill	Bumberry	1951 Chermooore Ct	Scarborough West	636-394-9380

Jessica Henry

From: edmstl <edmstl@charter.net>
Sent: Wednesday, July 06, 2016 2:08 PM
To: Jessica Henry
Subject: Schoettler Development

Ms. Henry—

I wanted to write to let you know that I believe the development of an apartment complex at the corner of Schoettler Road and the East-bound Highway 64 Outer Road is a mistake and is definitely not fair to homeowners in the area.

Like many people, I've got a considerable investment in my home and I have been happy to see its value increase over the last few years. But if the apartments are built, I know it will affect the value of not only the nearby homes, but over time, it will affect the value of the homes in my neighborhood as well.

I am in favor of anyone who makes an investment in property to turn a profit, but not at the expense of others who have made an investment in their property. The owner/developer of that property is entitled to a profit on his purchase, but not at the expense of others, namely me and my neighbors.

The reason we have codes to control what is built in Chesterfield is to ensure that the value of our community increases, not declines. The reason we have an a city government is to ensure that all voices are heard, not just companies, builders and developers. The reason the complex should not be built is to protect all community members.

I urge you to make sure that this development does not proceed.

Thank you.

Ed Madden
1826 Britannia Court
Chesterfield, MO 63017
314 . 882 . 7711
IntegratedMarketingPortfolio.com

Ed Madden
314 . 882 . 7711
IntegratedMarketingPortfolio.com

Jessica Henry

From: Aimee Nassif
Sent: Wednesday, July 06, 2016 3:57 PM
To: Curtis Reis; Jessica Henry; Bob Nation; Dan Hurt; Randy Logan; Bridget Nations
Cc: Mike Geisel
Subject: RE: Important Question- Letter of Opposition-

Good afternoon Curtis,

As part of our normal development review process, the City of Chesterfield has communicated with the Parkway school district to advise them of this current zoning request and to provide them an opportunity to express their concerns. The school district routinely advises us relative to any questions, concerns or comments that they may have. To date, we have not heard received a response from Parkway regarding this project.

Parkway Central is operated by the Parkway School District and are the in best position to manage their existing and any future services or any problems with said services. If you would like to learn more about the Parkway School District or speak to someone directly about their services the main office for the District is located at 455 N. Woods Mill Road. Their number is 314-415-8100.

Aimee Nassif, AICP
Planning and Development Services Director
City of Chesterfield
690 Chesterfield Parkway West
P 636.537.4745/F 636.537.4798

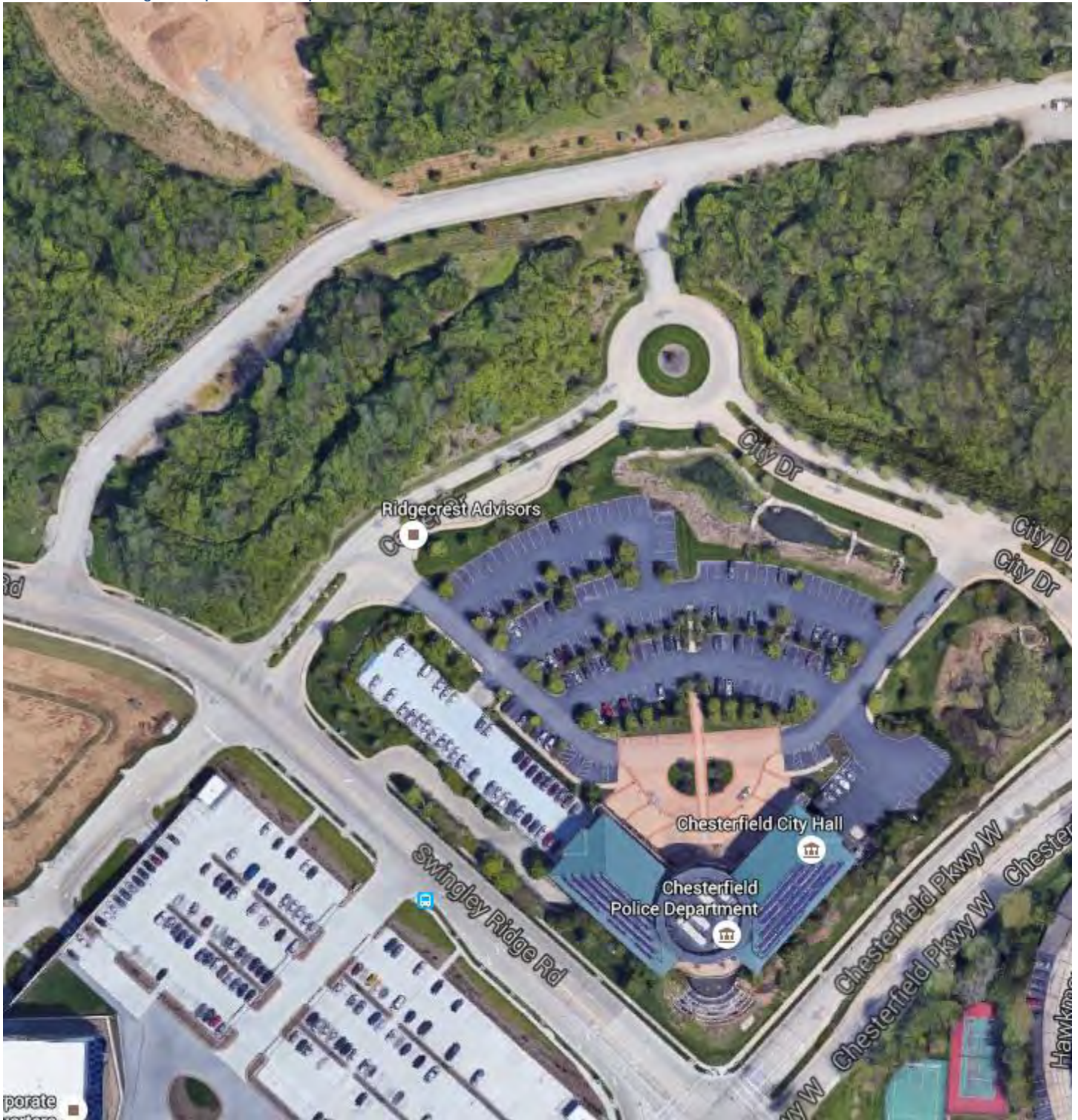


From: Curtis Reis [mailto:cbotrytis@yahoo.com]
Sent: Tuesday, July 05, 2016 5:26 PM
To: Jessica Henry <JHenry@chesterfield.mo.us>; Bob Nation <BNation@chesterfield.mo.us>; Dan Hurt <DHurt@chesterfield.mo.us>; Randy Logan <RLogan@chesterfield.mo.us>; Bridget Nations <bridget.nations@chesterfield.mo.us>
Cc: Aimee Nassif <anassif@chesterfield.mo.us>; Mike Geisel <mgeisel@chesterfield.mo.us>
Subject: Important Question- Letter of Opposition-

Jessica,

If this proposal goes through what school district will the children go to? Living on Chesterfield Trails we are Parkway Central and you are adding the new residence to Parkway Central, has anyone thought of the impact to Parkway Central. Is the city thinking of redistricting the school districts? Please let me know your plans for our school districts.

Thank you and still opposed to the location of this new complex. Why not the open space next to City Hall, if this project is so important. Or how about that ridiculous dog park on Highcroft Drive space being rezoned for apartments, as it is close to Dierbergs and public transportation.



Curtis
314-713-4135

From: Jessica Henry [<mailto:JHenry@chesterfield.mo.us>]
Sent: Tuesday, May 31, 2016 10:55 AM

To: cbotrytis@yahoo.com; Bob Nation <BNation@chesterfield.mo.us>; Dan Hurt <DHurt@chesterfield.mo.us>; Randy Logan <RLogan@chesterfield.mo.us>; Bridget Nations <bridget.nations@chesterfield.mo.us>
Cc: Aimee Nassif <anassif@chesterfield.mo.us>; Mike Geisel <mgeisel@chesterfield.mo.us>
Subject: RE: Letter of Opposition-

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 me 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



From: cbotrytis@yahoo.com [<mailto:cbotrytis@yahoo.com>]
Sent: Monday, May 30, 2016 11:59 AM
To: Jessica Henry <JHenry@chesterfield.mo.us>; Bob Nation <BNation@chesterfield.mo.us>; Dan Hurt <DHurt@chesterfield.mo.us>; Randy Logan <RLogan@chesterfield.mo.us>; sue.allen@house.mo.gov; Bridget Nations <bridget.nations@chesterfield.mo.us>; karen.roach@senate.mo.gov
Subject: Letter of Opposition-

LETTER OF OPPOSITION

to Proposed Rezoning and Development at Schoettler and South Outer 40

To Whom It May Concern:

I am Faraby Reis, a Chesterfield resident living 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 on the proposed site).
- A decrease in the market value of my home.
- Increased traffic congestion which adds to an already dangerous situation at the intersection of Schoettler Road and South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents involving animals out of the area onto Schoettler Road, South 40-64 Outer Road,
- Other: _____

Please consider alternatives to the proposal that would result in fewer negative impacts on my neighbors and community.

Respectfully,



Phone: 314 713 3987

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: Koebbe, Terry (DWIZ) <Terry.Koebbe@DentWizard.com>
Sent: Wednesday, July 06, 2016 5:23 PM
To: Jessica Henry
Subject: Schoettler Apartments

My wife, Margaret and I, have lived in Brook Hill subdivision for 18 years. We love the area and how Schoettler road is limited to residential single family residences with lots of green spaces. We travel up Schoettler road many times a day as do our children. I respectfully ask you to not change the nature of this area and adding substantial traffic. I believe changes in zoning need to be for a real good reason . There are plenty of apartments nearby which fill the need in the area for this type of housing. Thanks for reading this and for all you do to make Chesterfield a great place to live.

Sent from my iPad

Jessica Henry

From: Guy Tilman
Sent: Friday, July 08, 2016 9:52 AM
To: phkloster@charter.net
Cc: Jessica Henry
Subject: Re: PRESERVE SCHOETTLER

Thank you Paul for your letter letting us know how you feel about this project. Jessica Henry, the City Planner assigned to this project, will make sure that your letter is 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 Jul 7, 2016, at 2:49 PM, "phkloster@charter.net" <phkloster@charter.net> wrote:

PLEASE MAINTAIN THE BEAUTY OF CHESTERFIELD IN YOUR ZONING DECISIONS.

Paul Klostermann

14562 Crossway Ct. - Scarborough Subdivision

Chesterfield, MO 63017

<PRESERVE SCHOETTLER..doc>

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.

I live in the Scarborough subdivision and feel the rezoning will have a negative impact on my family and a decrease in the market value of my home.

There are times when it is difficult to get in or out of my subdivision because of the heavy traffic Schoettler already has. It appears that not only the residents use the road but it is being used as a cut through, creating heavy traffic throughout the day. With the addition of 280 units there could be possibly 560, or more, people using the road. This seems like a disaster waiting to happen.

Even if there is access to the property from South Outer 40 Road people would still be coming down Schoettler from Clayton Road. Also, it is already a problem to make a left turn off Schoettler to the Outer Road and creates a potential for accidents. More people coming down the Outer Road to get to the complex will create even more traffic and more opportunities for accidents.

Chesterfield prides itself as a city of trees and it is a beautiful place to live. The rezoning of this area will result in the destruction of 70% of the many mature trees and of green space and will be another factor that will lead to lower market values of existing homes. I know I would not want to buy a house in any of the subdivisions along Schoettler if there was an apartment complex at the end of the street. Putting an apartment complex makes it loose the family, residential feel.

The fact that the multi-family structures will sit lower as compared to surrounding properties really doesn't mean anything in my opinion. There will still be apartment buildings and 280+ more cars and people on Schoettler and trees will be destroyed. Also people in apartments usually don't take as much pride in their area as individual home owners do. There could be a lot of turnover and transient people coming into the area.

The fact that over half of the apartments are 1 bedroom units, that only 10% of the units will have a garage and there will be elevators only in the 4 story buildings, does not sound like luxury apartments to me. It sounds more like low income housing, which certainly is not compatible with the area.

Another worry is that if the property were rezoned, and the apartment complex does not materialize, anything could go there, totally destroying the neighborhood area.

THE MULTI FAMILY RESIDENCES ARE NOT AT ALL COMPATIBLE WITH THE NEARBY SINGLE-FAMILY NEIGHBORHOODS. IT ALSO DOES NOT ADHERE TO THE POLICIES WRITTEN IN THE COMPREHENSIVE PLAN.

PLEASE KEEP THIS AREA ZONED FOR SINGLE FAMILY HOMES.

Thank you for considering my opinion.

Jessica Henry

From: Aimee Nassif
Sent: Wednesday, July 06, 2016 3:44 PM
To: bkloster@charter.net; Bob Nation; 'Sue.Allen@house.mo.gov'; Barry Flachsbart; Barbara McGuinness; Bridget Nations; Guy Tilman; Dan Hurt; Randy Logan; Tom DeCampi; Bruce DeGroot; Mike Geisel; Jessica Henry
Subject: RE: PRESERVE SCHOETTLER

Good afternoon Lorraine,

Thank you for your email you sent below. It mentions that you have attached your thoughts on the area, however no attachment came through, would you please resend so we can be sure to add them to the file?

The next step for this zoning petition is to be scheduled for an issues meeting before the Planning Commission. This meeting has not yet been scheduled and the Planning Commission will not be voting on this matter at that meeting. 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>

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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: bkloster@charter.net [mailto:bkloster@charter.net]
Sent: Wednesday, July 06, 2016 3:24 PM
To: Aimee Nassif <anassif@chesterfield.mo.us>; Bob Nation <BNation@chesterfield.mo.us>; 'Sue.Allen@house.mo.gov' <Sue.Allen@house.mo.gov>; Barry Flachsbart <BFlachsbart@chesterfield.mo.us>; Barbara McGuinness <BMcGuinness@chesterfield.mo.us>; Bridget Nations <bridget.nations@chesterfield.mo.us>; 'gtilan@chesterfield.mo.us' <gtilan@chesterfield.mo.us>; Dan Hurt <DHurt@chesterfield.mo.us>; Randy Logan <RLogan@chesterfield.mo.us>; Tom DeCampi <TDeCampi@chesterfield.mo.us>; Bruce DeGroot <BDegroot@chesterfield.mo.us>
Subject: PRESERVE SCHOETTLER

PLEASE KEEP THE AREA ZONED FOR SINGLE FAMILY HOMES.

Attached are my thoughts on why the area should not be rezoned.

Thank you for considering my opinion.

Lorraine Klostermann

14562 Crossway Ct.

Chesterfield, MO 63017-8014

bkloster@charter.net

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.

I live in the Scarborough subdivision and feel the rezoning will have a negative impact on my family and a decrease in the market value of my home.

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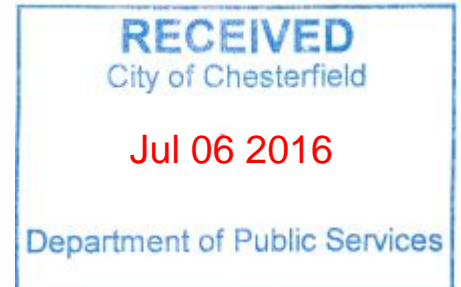
PLEASE KEEP THIS AREA ZONED FOR SINGLE FAMILY HOMES.

Thank you for considering my opinion.

07-06-16 13:00 IN



Re: Signed Petitions Opposing Rezoning at Schoettler Road & South Outer 40



July 6, 2016

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

Dear Jessica,

We are submitting our 5th set of Chesterfield residents who have electronically signed a petition opposing the rezoning change at Schoettler Road and South Outer 40.

Today, we are submitting an additional 100 residents names today so that the Planning Commission now has received the names of **1,000 Chesterfield residents** who believe the Planning Commission should keep this corner of Schoettler Road and Outer 40/64 zoned for single family homes. These 1,000 Chesterfield residents ask the Planning Commission to reject the request to rezone to R6.

This petition represents an additional 100 residents who have signed the petition on www.preserveschoettler.com. We verified each of these petitioners with an IP address and can provide them for you if necessary.

The petition link, opposing the rezoning change, continues to be "live" on the website. We currently have **over 1,000** names and we will continue to provide the Planning Commission with more petitions as new signatures accumulate.

These 1,000 residents continue to state that this is NOT a good location for an apartment complex. It is NOT compatible with the integrity of their neighborhoods and WILL present serious issues that the Planning Commission WILL BE RESPONSIBLE for creating.

KU Development and Mr. Kaiman should find an appropriate place for their complex that is already zoned R6. Attached homes, condos or single family homes are what belong on this corner.

Please share this letter and the names of the 100 petitioners with the members of the Planning Commission to show the strength of opposition to this proposed rezoning change. Please copy this to Mayor Bob Nation; Ward II Council - Bridget Nations and Guy Tilman; Ward III Council - Dan Hurt and Randy Logan as each of these officials *should hear and represent* their residents.

Sincerely,

PreserveSchoettler.com



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Lily	Burke	14560 Fairfield Farm Dr	Fairfield Farm	636-230-9944
Victoria	Van Horsen	1800 Britannia Ct	Scarborough	636-527-4704
Patrice	Kaplan	1457 Shagbark Ct	Sycamore Manor	636-812-2083
Wendell	Davis	1683 Heffington Dr	West Ridge Estates	636-368-6200
Pat	Mohrman	2150 Schoettler Rd	Schoettler Estates	314-330-6455
Daniel	Mohrman	2150 Schoettler Rd	Schoettler Estates	314-807-2060
Robert	Benbenek	14918 Greenleaf Valley Dr	Greenleaf Valley	636-519-7628
Lorraine	Klostermann	14562 Crossway Ct	Scarborough	636-227-1023
Paul	Klostermann	14562 Crossway Ct	Scarborough	636-227-1023
Mary Lee	Walter	19 White Plains Dr	White Plains	636-519-0887
Jill	Malen	15481 Clover Ridge Dr	Bridle Creek	314-322-8011
Jim	Malen	15481 Clover Ridge Dr	Bridle Creek	314-503-6161
Alice	Schott	14628 Big Timber Ln	Chesterfield Trails	636-519-0431
Albert	Schott	14628 Big Timber Ln	Chesterfield Trails	636-519-0431
Renee	Richards	422 Glenmeadow Dr	Oak Tree Farm	314-517-5754
Ellen	Goodma	1537 Timber Point Ct	Thousand Oaks	636-778-0594
Tami	Green	14944 Greenleaf Valley Dr	Greenleaf Valley	636-778-0108
Charles	Green	14944 Greenleaf Valley Dr	Greenleaf Valley	636-778-0108
Ted	Tahlier	1809 Winter Run Ct	Seasons at Schoettler	636-220-2336
Cheryl	Tahlier	1809 Winter Run Ct	Seasons at Schoettler	636-220-2336
Jayne	Chong	15514 Easy Ridge Ct	Baxter Lakes	636-537-2747
Kelly	Lacy	1944 Dovercliff Ct	Scarborough	314-504-4884
Denise	Ashcroft	1189 Jonesborough Rd	Appalachian Hills	417-894-0086
Steve	Tucker	14508 Britannia Dr	Scarborough	636-220-8586
Anne	Wirthlin	2 Baxton Way	Woodfield	314-602-8514



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Jennifer	Glickert	2022 Brook Hill Ridge Dr	Brookhill Estates	636-391-9721
John	Glickert Jr	2022 Brook Hill Ridge Dr	Brookhill Estates	636-391-9721
Linda	Krumrey	1482 Asterwood Ct	Sycamore Manor	636-537-0340
Christopher	Mertz	14950 Greenleaf Valley Dr	Greenleaf Valley	636-778-0262
Kimberly	Mertz	14950 Greenleaf Valley Dr	Greenleaf Valley	636-778-0262
Jodi	Schneiderman	310 Calliope Place	Nooning Tree	314-397-3344
Jeff	Schneiderman	310 Calliope Place	Nooning Tree	314-397-1132
Marsha	Stevenson	14629 Big Timber Ln	Chesterfield Trails	636-751-8721
Elizabeth	Glickert	1917 Gatemont Dr	Scarborough	636-394-3016
Mary Jane	Lyons	2290 Schoettler Rd	Eliz Blank Estate	636-227-2553
Jack	Edelman	14813 Grantley Dr	Westchester Place	314-315-2900
Rachel	Fike	1509 Royal Crest Ct	Royalwood	314-479-6657
Sandra	Haley	14650 Chesterfield Trails Dr	Chesterfield Trails	636-778-1165
Judy	Reissing	1741 Heffngton Dr	West Ridge Estates	636-537-0519
Graham	Fisher	14538 Crossway Ct	Scarborough	314-398-5400
Xuegang	Liu	14818 Lupine Ct	Sycamore Manor	636-209-4493
Donna	McKinnis	14609 Big Timber Ln	Chesterfield Trails	314-406-2651
Donald	McKinnis	14609 Big Timber Ln	Chesterfield Trails	314-406-2958
Stephen	Hargrave	1509 Deerhorn Dr	Greenleaf Estates	314-914-1419
Sharon	Hargrave	1509 Deerhorn Dr	Greenleaf Estates	314-914-1423
Peter	Neichter	14653 Fairfield Farm Dr	Fairfield Farm	314-974-6756
Warren	Sherman	14641 Big Timber Ln	Chesterfield Trails	636-532-2259
Charles	Montani Jr	14743 Chesterfield Trails Dr	Chesterfield Trails	636-532-0075
Bea	Brennan	14669 Amberleigh Hill Ct	Amberleigh	636-230-7278
Rob	Trimarke	14749 Chesterfield Trails Dr	Chesterfield Trails	314-205-2444



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Marjorie	Eckert	15616 Century Lake Dr	Baxter Oaks	636-288-2441
Lori	Riti	14826 Straub Hill Ln	Brookhill Estates	314-240-2511
Robert	Riti	14826 Straub Hill Ln	Brookhill Estates	314-255-4441
Randall	Combs	14899 Greenleaf Valley Dr	Greenleaf Valley	314-750-5498
Blake	Trivundza	14548 Fairfield Farm Dr	Fairfield Farm	314-640-5605
Boris	Trivundza	14548 Fairfield Farm Dr	Fairfield Farm	314-614-3337
Kelli	Loeffler	1945 Chermoore Ct	Scarborough West	314-477-6235
Mike	Massey	2018 Claymills Dr	Claymont Lake Estates	314-307-3432
Maria	Massey	2018 Claymills Dr	Claymont Lake Estates	812-598-9836
Steve	Schreiter	1470 Shagbark Ct	Sycamore Manor	636-530-9950
Rachel	Denison	14842 Sycamore Manor Dr	Sycamore Manor	510-225-8955
Dorothy	Larson	1514 Mallard Landing Ct	Thousand Oaks	636-812-2075
Lynn	Queensen	1896 Buckingham Dr	Scarborough	636-394-5620
Jessica	DeMunbrun	1910 Shadow Wood Ct	Westfield Farm	314-952-4096
Lisa	DeMunbrun	1910 Shadow Wood Ct	Westfield Farm	314-630-7455
Cynthia	Dreyfus	14612 Summer Blossom Ln	Seasons at Schoettler	636-207-9613
Bob	Barnes	15 Silvercreek Ln	Oak Tree Farm	314-322-8931
Cecil	Compton	1559 Yarmouth Point Dr	Chesterfield Hill	314-973-1211
Andre	Silvanovich	15400 Clover Ridge Dr	Bridle Creek	636-530-4687
Zachary	Denison	14842 Sycamore Manor Dr	Sycamore Manor	314-348-0832
James	Talbot	15400 Clover Ridge Dr	Bridle Creek	636-530-4687
Sheila	Silvanovich	15400 Clover Ridge Dr	Bridle Creek	636-530-4687
Timothy	Moore	14865 Grassmere Ct	Greenleaf Estates	636-519-7920
Emelie	Clarín	1543 Woodroyal West Dr	Royalwood	636-532-4997
Raul	Clarín	1543 Woodroyal West Dr	Royalwood	314-898-8121



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Kristen	Main	14855 Brook Hill Dr	Brookhill Estates	636-728-8435
Darrell	Songer	14855 Brook Hill Dr	Brookhill Estates	636-443-5001
Jan	Wacker	14811 Pleasant Ridge Ct	Westchester Place	636-537-0659
Nancy	Schuster	14601 Chermooore Meadow Ln	Schoettler Place	636-256-2671
Robert	Wacker	14811 Pleasant Ridge Ct	Westchester Place	636-537-0659
Paula	Parcher	15539 Clover Ridge Dr	Baxter Lakes	636-532-7793
James	Parcher	15539 Clover Ridge Dr	Baxter Lakes	636-532-7793
Maggie	O'Shaughnessy	14626 Fairfield Farm Dr	Fairfield Farm	636-220-2494
Eugene	Labarge	1618 Timberlake Mnr Pkwy	Thousand Oaks	636-532-5284
Michelle	Bergesch	1779 Spring Branch Ct	Bridle Creek	636-532-2402
Joe	Bergesch	1779 Spring Branch Ct	Bridle Creek	636-532-2402
Ronald	Meyers	1509 Woodroyal East	Royalwood	636-530-6094
Linda	Meyers	1509 Woodroyal East	Royalwood	636-530-6094
Judith	Wieggers	14656 Amberleigh Hill Ct	Amberleigh	636-386-5079
Irene	Mueller	1901 Highland Forest Ct	Highland Forest	636 530 7244
Jerry	Ballesteros	14600 Summer Blossom Ln	Seasons at Schoettler	636-527-9361
Andrew	Ballesteros	14600 Summer Blossom Ln	Seasons at Schoettler	636-527-9361
May	Cheng	14600 Summer Blossom Ln	Seasons at Schoettler	636-527-9361
Eric	Ballesteros	14600 Summer Blossom Ln	Seasons at Schoettler	636-527-9361
Matt	Husband	2020 Lake Clay Dr	Claymont Lake Estates	314-750-5879
Gary	Jesberg	14817 Grantley Dr	Westchester Place	314-620-7775
Lois	Protopsaltis	1840 Winter Run Ct	Seasons at Schoettler	314-549-0243
Amy	Wallis	14603 Schoettler Manor Ct	Schoettler Manor	314-406-4862
Susan	Smart	768 Straub Rd	Baxter Est	636-394-7321
Bill	Bumberry	1951 Chermooore Ct	Scarborough West	636-394-9380

Jessica Henry

From: Thomas <stamos@charter.net>
Sent: Friday, July 08, 2016 12:48 PM
To: Jessica Henry
Subject: Rezoning at Schoettler Rd and South Outer 40

Ms Henry

I currently live on 1441 Schoettler Rd. The proposed rezoning would not only add congestion to Schoettler Rd it would make the Schoettler Rd and South Outer 40 extremely dangerous intersection during the rush hour. Schoettler road is a very busy thoroughfare that cannot be expanded to accommodate that added traffic. At 8 am I have many a times had to wait to get on Schoettler Rd from my driveway especially at 8 am, because of students driving to Logan College and the expected rush hour commute. To add a mega apartment complex would make traffic on Schoettler Rd dangerous. Please also consider that the apartment buildings will also increase not only resident vehicular traffic, but will result in more frequent stops and traffic of service vehicles like postal service, UPS, Garbage trucks, and utility trucks. I see Charter communication vans stopped along Schoettler Rd frequently whenever a service is added to a new client. I know because inadvertently my lines become disconnected or damaged all too frequently.

Schoettler Rd is a pretty street to walk on and many a times I see my neighbors walk dogs and jog along the sidewalk. I had the city of Chesterfield approach me about adding a sidewalk on part of my property. I consented to it because it would make pedestrian traffic safer. It was the good neighborly thing to do. Just recently, about 2 yrs ago, the speed limit on Schoettler Rd was lowered to 30 from 40, I presumed this was done to make Schoettler Rd safer especially for pedestrians. Add to this, the frequent sight of teams of morning bike enthusiasts riding up and down Schoettler Rd and Outer 40 on the weekends, the proposed rezoning would make it dangerous for them. Chesterfield is not a commuter community, where residents drive in and out of their houses. It is a community where families can ride their bicycles in their community, walk down their street, and enjoy the fresh air, not the commuter smog.

Thomas S. Stamos
1441 Schoettler Rd
Chesterfield, MO

Schoettler Rd does not need more traffic.
Sent from [Mail](#) for Windows 10

Jessica Henry

From: Aimee Nassif
Sent: Friday, July 08, 2016 1:25 PM
To: Thomas
Cc: Jessica Henry
Subject: RE: AGAINST Proposed Rezoning at Schoettler Rd and South Outer 40

Good afternoon,

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 an issues meeting before the Planning Commission. This meeting has not yet been scheduled and the Planning Commission will not be voting on this matter at that meeting. 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>

Thank you,

Aimee

Aimee Nassif, AICP
Planning and Development Services Director
City of Chesterfield
690 Chesterfield Parkway West
P 636.537.4745/F 636.537.4798



From: Thomas [mailto:stamost@charter.net]
Sent: Friday, July 08, 2016 1:21 PM
To: Aimee Nassif <anassif@chesterfield.mo.us>
Subject: AGAINST Proposed Rezoning at Schoettler Rd and South Outer 40

Ms Nassif:

I currently live on 1441 Schoettler Rd. The proposed rezoning would not only add congestion to Schoettler Rd it would make the Schoettler Rd and South Outer 40 extremely dangerous intersection during the rush hour. Schoettler road is a very busy thoroughfare that cannot be expanded to accommodate that added traffic. I have many a times had to wait to get on Schoettler Rd from my driveway especially at 8 am, because of students driving to Logan College and the expected rush hour commute. To add a mega apartment complex would make traffic on Schoettler Rd dangerous. Please also consider that the apartment buildings will also increase not only resident vehicular traffic, but will result in more frequent stops and traffic of service vehicles like postal service, UPS, Garbage trucks, and utility trucks. I see Charter communication vans stopped along Schoettler Rd frequently whenever a service is added to a new client. I know because inadvertently my lines become disconnected or damaged all too frequently.

Schoettler Rd is a pretty street to walk on and many a times I see my neighbors walk dogs and jog along the sidewalk. I had the city of Chesterfield approach me about adding a sidewalk on part of my property. I consented to it because it would make pedestrian traffic safer. It was the good neighborly thing to do. Just recently, about 2 yrs ago, the speed limit on Schoettler Rd was lowered to 30 from 40, I presumed this was done to make Schoettler Rd safer especially for pedestrians. Add to this, the frequent sight of teams of morning bike enthusiasts riding up and down Schoettler Rd and Outer 40 on the weekends, the proposed rezoning would make it dangerous for them. Chesterfield is not a commuter community, where residents drive in and out of their houses. It is a community where families can ride their bicycles in their community, walk down their street, and enjoy the fresh air, not the commuter smog.

Thomas S. Stamos
1441 Schoettler Rd
Chesterfield, MO
636 578 4445 (cell)
636 519 0719 (home)

Sent from [Mail](#) for Windows 10

TEXAS STATE CAPITOL - AUSTIN

The Capitol was completed in April, 1888, at a cost of \$3,224,593.45 which was obtained from the sale of 3 million acres sold in the Texas Panhandle. This structure is 311 ft. which surpasses the height of the U. S. Capitol.

RECEIVED
City of Chesterfield

JUL 8 2016



Department of Public Services

Dear Ms. Henry Samoppe
to the rezoning of Schoettle
Road, due to the congestion
and added costs resulting from
an increased number of cars
and people. Thank you.
Ceil Compton
1559 Yarmouth Pt. Dr.
Chesterfield MO 63017

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

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C36787

THE ALAMO TEXAS

Known throughout the world as the Shrine of Texas Liberty, the Alamo is the old chapel of Mission San Antonio de Valero founded in 1718. Here in 1836 during the war for Texas independence every one of the nearly 200 Texas soldiers defending the chapel against 5,000 troops of Santa Anna, the Mexican General, was killed.
Photo: D. Noble, John Hinde Curtlich Inc.

RECEIVED
City of Chesterfield

JUL 8 2016



Department of Public Services

Dear Ms. Nancy Samoppe
to the rezoning of Schoettle
Road, due to the congestion
and added costs resulting
from so many people in
such a small area.
Thank you
Ceil Compton
1559 Yarmouth Pt. Dr.
Chesterfield MO 63017

Ms. Aimee Nassif
Planning & Development
Services Director
City of Chesterfield
690 Chesterfield Parkway
Chesterfield MO 63017

Ceil Compton

Jessica Henry

From: Thomas Pullen <tombpullen@hotmail.com>
Sent: Saturday, July 09, 2016 11:49 AM
To: Jessica Henry
Subject: Re: [QUAR] REZONING SCHOETTLER/OUTER40-64

M
MY ADDITIONAL COMMENT. I notice a couple more large office type buildings going up on North Outer Forty. These will fill the treasury of Chesterfield more, so my position that we do not need the revenue from the apartments on Schoettler, is strengthened. Please add this comment to the pile. Thank you, Thomas B Pullen

From: Jessica Henry <JHenry@chesterfield.mo.us>
Sent: Tuesday, May 31, 2016 10:38 AM
To: Bob Nation; tombpullen@hotmail.com
Cc: Aimee Nassif; Mike Geisel
Subject: RE: [QUAR] REZONING SCHOETTLER/OUTER40-64

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>

City of Chesterfield, Missouri | Agendas & Minutes

www.chesterfield.mo.us

[City of Chesterfield Minutes and Agenda composite display page.](#)

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 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



From: Bob Nation
Sent: Monday, May 30, 2016 10:15 AM
To: Jessica Henry <JHenry@chesterfield.mo.us>
Subject: Fwd: [QUAR] REZONING SCHOETTLER/OUTER40-64

Sent from my iPhone

Begin forwarded message:

From: Thomas Pullen <tombpullen@hotmail.com>
Date: May 30, 2016 at 9:48:13 AM CDT
To: "bnation@chesterfield.mo.us" <bnation@chesterfield.mo.us>
Subject: [QUAR] REZONING SCHOETTLER/OUTER40-64

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: Guy Tilman
Sent: Sunday, July 10, 2016 7:52 PM
To: Thomas
Cc: Jessica Henry
Subject: Re: AGAINST Rezoning at Schoettler Rd and South Outer 40

Thank you Thomas for your letter letting us know how you feel about this project. Jessica Henry, the City Planner assigned to this project, will make sure that your letter is 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 Jul 8, 2016, at 12:59 PM, Thomas <stamos@charter.net> wrote:

Mr Guy Tilman:

I currently live on 1441 Schoettler Rd. The proposed rezoning would not only add congestion to Schoettler Rd it would make the Schoettler Rd and South Outer 40 extremely dangerous intersection during the rush hour. Schoettler road is a very busy thoroughfare that cannot be expanded to accommodate that added traffic. I have many a times had to wait to get on Schoettler Rd from my driveway especially at 8 am, because of students driving to Logan College and the expected rush hour commute. To add a mega apartment complex would make traffic on Schoettler Rd dangerous. Please also consider that the apartment buildings will also increase not only resident vehicular traffic, but will result in more frequent stops and traffic of service vehicles like postal service, UPS, Garbage trucks, and utility trucks. I see Charter communication vans stopped along Schoettler Rd frequently whenever a service is added to a new client. I know because inadvertently my lines become disconnected or damaged all too frequently.

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Thomas S. Stamos
1441 Schoettler Rd
Chesterfield, MO
636 578 4445 (cell)
636 519 0719 (home)

Sent from [Mail](#) for Windows 10



LETTER OF OPPOSITION

RECEIVED

JUL 11 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 Deborah ELY, a Chesterfield resident living at
1785 Spring Branch Ct.

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, the developer can change the original concept within the approved R6 zoning

Other: There is Highcroft Elementary school directly down the road from this site - putting children in harm's way →

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, Deborah Ely

Phone: 636 530 7945

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 Jennifer & Mike Bswell, a Chesterfield resident living at 15550 Highcroft. 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: _____

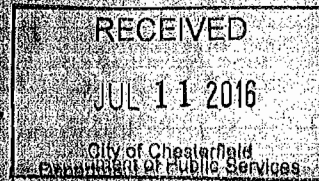
Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Jennifer & Mike Bswell
Phone: 636-340-6094

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



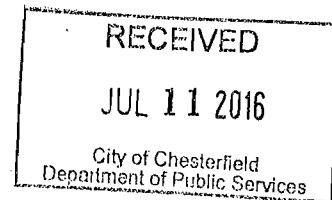


07-11-16 13:29 IN

Re: Signed Petitions Opposing Rezoning at Schoettler Road & South Outer 40

July 11, 2016

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



Dear Jessica,

We are submitting our 6th set of Chesterfield residents who have electronically signed a petition opposing the rezoning change at Schoettler Road and South Outer 40. This petition represents an additional 150 residents who have signed the petition on www.preserveschoettler.com. We verified each of these petitioners with an IP address and can provide those for you if necessary.

With these additional 150 names, the Planning Commission has now has received the names of **1,150 residents** who believe the Planning Commission should keep this corner of Schoettler Road and Outer 40/64 zoned for single family homes. These 1,150 residents ask the Planning Commission to reject the request to rezone to R6.

These residents continue to state that Schoettler and South Outer 40/64 is NOT a good location for an apartment complex. It is NOT compatible with the integrity of their neighborhoods.

On June 29, Mr. George Stock responded to some issues. On page 12 of that response, a document from Jerry King of Oaktree Estates states - "Basically the Oaktree Community would be in favor of your development as you presented it". However, if you look through the petitions you have been given in the last few weeks, you will find the names of 8 Oaktree residents who oppose the development and you have received letters of opposition from others who live in Oaktree.

Please share this letter and the names of the 150 petitioners with the members of the Planning Commission to show the strength of opposition from Preserve Schoettler to this proposed rezoning change. Please copy this to Mayor Bob Nation; Ward II Council - Bridget Nations and Guy Tilman; Ward III Council - Dan Hurt and Randy Logan as each of these officials *should hear and represent* their residents.

Sincerely,

PreserveSchoettler.com



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Linda	Amundsen	1808 Mannington Ct	Scarborough	314-651-7994
Rebecca	Greer	15573 Highcroft Dr	Highcroft Estates	636-236-1667
Debra	Gardner	1346 Cherry Glen Ct	Westchester Place	636-546-3009
Terry	Koebbe	2014 Brook Hill Ridge Dr	Brook Hill Estates	314-616-3997
Heidi	Bhatia	1529 Woodroyal East Dr	Royalwood	636-537-0264
Margaret	Koebbe	2014 Brook Hill Ridge Dr	Brook Hill Estates	314-616-3998
Linda	Rich	14703 Timberway Ct	Thousand Oaks	636-530-9068
Roumiana	Gospodinova	14711 Deerhorn Dr	Greenleaf Estates	636-675-4196
Vess	Stoimenov	14711 Deerhorn Dr	Greenleaf Estates	636-675-4197
Spiros	Protopsaltis	1840 Winter Run Ct	Seasons at Schoettler	314-570-4825
Eric	Ramos	2023 Brook Hill Ln	Brook Hill Estates	636-399-6024
Terence	Nolan	14567 Gatemont Dr	Scarborough	314-378-5798
Kevin	Green	14847 Greenleaf Valley Dr	Greenleaf Estates	314-265-4669
Amanda	Sidney	15326 Schoettler Estates Dr	Schoettler Estates	314-605-1232
Megan	Smith	1617 Adgers Wharf Dr	Chesterfield Hill	314-779-4320
Patrick	Sidney	15326 Schoettler Estates Dr	Schoettler Estates	314-420-3899
Kathy	Waldman	14600 Britannia Dr	Scarborough	314-183-6331
Don	Waldman	14600 Britannia Dr	Scarborough	314-210-7401
Chris	Budd	1933 Crampton Ct	Scarborough	314-807-9011
John	Gardner	1346 Cherry Glen Ct	Westchester Place	636-300-9653
Lindsey	Glass	14759 Greenleaf Valley Dr	Greenleaf Estates	636-536-9988
Joseph	Carter	15309 Schoettler Estates Dr	Schoettler Estates	636-778-0212
Naji	Naufel	14685 Summer Blossom Ln	Seasons at Schoettler	314-276-3983
Ghadir	Naufel	14685 Summer Blossom Ln	Seasons at Schoettler	314-369-8211
Chafic	Naufel	14685 Summer Blossom Ln	Seasons at Schoettler	314-313-7554



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Zeyna	Naufel	14685 Summer Blossom Ln	Seasons at Schoettler	314-303-0806
Katy	Kraus	2151 White Lane Dr	Brook Hill Estates	636-227-3450
Pat	Crawford	1883 Braumton Ct	Scarborough	636-391-3379
Janet	Wheatley	14566 Ansonborough Ct	Chesterfield Hill	636-530-9695
Dana	Delap	14706 Mill Spring Dr	Chesterfield Trails	314-775-5257
Scott	Delap	14706 Mill Spring Dr	Chesterfield Trails	573-450-5441
Monica	Brooks	14769 Mill Spring Dr	Chesterfield Trails	314-402-2931
Jim	Dunn	2058 Sun Flower Ct	Baxter Lakes	314-420-3182
Derrick	Brooks	14769 Mill Spring Dr	Chesterfield Trails	314-799-4933
Melissa	Coday	429 Iron Lantern Dr	Oak Tree Farm	314-651-7392
David	Buchanan	1523 Yarmouth Point Dr	Chesterfield Hill	636-536-2233
Heather	Buchanan	1523 Yarmouth Point Dr	Chesterfield Hill	636-536-2233
Carolyn	Schaub	2024 Logan Hill Dr	Brook Hill Estates	636-256-1394
Daniel	Schaub	2024 Logan Hill Dr	Brook Hill Estates	636-256-1394
Gracie	Buchanan	1523 Yarmouth Point Dr	Chesterfield Hill	636-536-2233
Emmy Lynn	Whalen	1456 Sycamore Manor Dr	Sycamore Manor	636-778-2397
Eleftheria	Fitzgerald	1445 Shagbark Ct	Sycamore Manor	636-532-5426
Camille	Samson	1817 Winter Run Ct	Seasons at Schoettler	314-578-0850
Joyce	Mungenast	14702 Mill Spring Dr	Chesterfield Trails	636-256-7716
Donna	Willis	1443 Sycamore Manor Dr	Sycamore Manor	636-532-7731
George	Willis	1443 Sycamore Manor Dr	Sycamore Manor	636-532-7731
Sharon	Winget	14763 Mill Spring Dr	Chesterfield Trails	636-532-3309
Evelyn	Levine	361 West Manor Dr	Green Trails West	314-878-4987
Terry	Winget	14763 Mill Spring Dr	Chesterfield Trails	636-532-3309
Cathy	Steiner	998 Chesterfield Pkwy E	August Hills Est	636-532-4158



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Rebecca	Kruse	14872 Sycamore Manor Dr	Sycamore Manor	636-519-9287
Brian	Steiner	998 Chesterfield Pkwy E	August Hills Est	636-532-4158
Dennis	Kruse	14872 Sycamore Manor Dr	Sycamore Manor	636-519-9287
Frank	Bono	14618 Oak Orchard Ct	Chesterfield Trails	636-537-3051
Bonita	Bono	14618 Oak Orchard Ct	Chesterfield Trails	636-537-3051
Richard	George	14734 Mill Spring Dr	Chesterfield Trails	636-532-7129
Darlene	George	14734 Mill Spring Dr	Chesterfield Trails	636-532-7129
Simon	Cohen	14652 Mill Spring Ct	Chesterfield Trails	314-226-7032
Menashe	Kattan	1420 Sycamore Manor Dr	Westchester Place	314-604-5998
Neil	Friedman	1307 Cherry Glen Ct	Westchester Place	636-536-0656
Carol	Friedman	1307 Cherry Glen Ct	Westchester Place	636-536-0656
Scott	Dent	14656 Adgers Wharf Dr	Chesterfield Hill	314-452-2814
Randy	Versheldon	14656 Adgers Wharf Dr	Chesterfield Hill	314-239-4444
AnneMarie	Watts	15361 Grantley Dr	Westfield Farms	314-348-5980
William	Watts	15361 Grantley Dr	Westfield Farms	314-348-5980
John	Thompson	15010 Manor Lake Dr	Manors of Broadmoor	636-297-0192
Thomas	Howard	15543 Highcroft Dr	Highcroft Estates	636-532-1718
Sharon	Howard	15543 Highcroft Dr	Highcroft Estates	636-532-1718
Ruby	Poznick	15010 Manor Lake Dr	Manors of Broadmoor	314-556-8060
Mary	Wilmering	1902 Buckingham Dr	Scarborough	314-603-3444
Christine	Reimers	14 Georgetown Rd	Georgetown	314-952-7947
David	Reimers	14 Georgetown Rd	Georgetown	314-724-4299
Joseph	Feldhaus	14717 Mill Spring Dr	Chesterfield Trails	314-276-9611
Mike	Gardner	14615 Big Timber Ln	Chesterfield Trails	636-736-3061
William	Rothrock	14744 Mill Spring Dr	Chesterfield Trails	636-537-0136



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

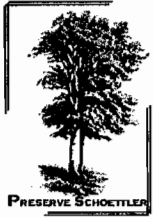
First Name	Last Name	Address	Subdivision	Phone
Leslie	Rothrock	14744 Mill Spring Dr	Chesterfield Trails	636-537-0136
Dale	Bunnell	14620 Pine Orchard Ct	Chesterfield Trails	636 532-0421
Shirlene	Bunnell	14620 Pine Orchard Ct	Chesterfield Trails	636-532-0421
Susan	Mondello	14632 Pine Orchard Ct	Chesterfield Trails	314-825-6161
Donald	Schunk	14955 Greenleaf Valley Dr	Greenleaf Valley	314-322-9701
Diane	Schunk	14955 Greenleaf Valley Dr	Greenleaf Valley	314-322-9702
Donald	Schunk	14840 Sugarwood Trail Dr	Sugarwood Trails	314-322-9701
Diane	Schunk	14840 Sugarwood Trail Dr	Sugarwood Trails	314-322-9702
Jennifer	Gardner	14615 Big Timber Ln	Chesterfield Trails	573-808-2857
Kathleen	Rauscher	14718 Westerly Pl	Westerly Place	314-540-4988
Janet	Robey-Schwartz	14742 Chesterfield Trails Dr	Chesterfield Trails	636-733-3347
Karen	Hackett	14854 Sycamore Manor Dr	Sycamore Manor	636-532-9135
Joe	Hackett	14854 Sycamore Manor Dr	Sycamore Manor	636-532-9135
Rick	Siebert	14229 Manderleigh Woods Dr	Manderleigh	314-227-1457
Karen	Schmalz	15613 Summer Lake Dr	Baxter Village	314-239-6541
Kimberly	Schmalz	15613 Summer Lake Dr	Baxter Village	636-532-3660
Randy	Scharfenberg	14635 Fairfield Farm Dr	Fairfield Farm	314-853-3844
Dennis	Miller	1530 Bedford Forge Ct	Brandywine Condominiums	636-730-3192
Lianna	Corteville	14866 Long Branch Ct	Baxter Lakes	636-530-1785
Laura	Berry	14881 Greenleaf Valley Dr	Greenleaf Estates	314-422-7819
Karen	Hardy	1869 Buckingham Dr	Scarborough	314-223-9566
Kristin	Drennan	14728 Chesterfield Trails Dr	Chesterfield Trails	417-830-5082
Jason	Drennan	14728 Chesterfield Trails Dr	Chesterfield Trails	417-894-4420
Charles	Kropp	1317 Still House Creek Rd	Shenandoah	314-704-0153
Melissa	Wachler	14807 Pleasant Ridge Ct	Westchester Place	248-762-1088



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Brad	Wachler	14807 Pleasant Ridge Ct	Westchester Place	989-621-3178
Jeanne	Andrews	14779 Chesterfield Trails Dr	Chesterfield Trails	314-517-0362
Karen A	Willmann	1567 Treherne Ct	Greenleaf Estates	314-486-6174
Nicholas	Stamos	1441 Schoettler Rd	Highcroft Estates	636-519-0719
Thomas	Stamos	1441 Schoettler Rd	Highcroft Estates	636-519-0719
Eugenia	Kardaris	1441 Schoettler Rd	Highcroft Estates	636-519-0719
David	Lee	14615 Rialto Dr	Chesterfield West	618-917-2696
Linda	Weir	14835 Grantley Dr	Westchester Place	636-532-4082
Jerry	Weir	14835 Grantley Dr	Westchester Place	636-532-4082
Skylar	Kim	1408 Sycamore Manor Dr	Westchester Place	314-814-7599
Matthew	Kim	1408 Syacmore Manor Dr	Westchester Place	636-579-9400
Shari	Baron	14762 Chesterfield Trails Dr	Chesterfield Trails	314-409-9673
Fran	Wulfers	2015 Sir Jeffery Ct	Brook Hill Estates	636-220-6260
Leo	Whiteside	14825 Sugarwood Trail	Sugarwood	636 532 1626
Patricia	Whiteside	14825 Sugarwood Trail	Sugarwood	636 532 1626
Mary	Finken Keller	14849 Grassmere Ct	Greenleaf Estates	817-845-0761
Stan	Green	1307 Oaktree Estates Ln	Oaktree Estates	314-795-0721
Xiaofang	Tian	14660 Chesterfield Trails Dr	Chesterfield Trails	314-438-5424
Joan	Green	1307 Oaktree Estates Ln	Oaktree Estates	314-971-1618
Tatiana	Zagorovski	1500 Timberbridge Ct	Thousand Oaks	314-814-3380
Brian	Krumrey	1482 Asterwood	sycamore Manor	314-560-6126
Cullen	Andrews	14779 Chesterfield Trails Dr	Chesterfield Trails	314-753-8289
Samuel	Luethy	14961 Straub Hill Ln	Brook Hill Estates	314-630-2356
Claire	Luethy	14961 Straub Hill Ln	Brook Hill Estates	314-630-2346
Brian	Glass	14759 Greenleaf Valley Dr	Greenleaf Estates	636-536-9989



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Deanna	Deaton	15425 Highcroft Dr	Bridle Creek	314-852-5762
Scott	Deaton	15425 Highcroft Dr	Bridle Creek	314-852-5762
Patricia	Jamjoom	14725 Chesterfield Trails Dr	Chesterfield Trails	636-532-0375
Bob	Wulfers	2015 Sir Jeffery Ct	Brook Hill Estates	636-230-6260
Catherine	Regni	14761 Appalachian Trail	Conway Forest	636-542-3428
Sue	Crutcher	14745 Mill Spring Dr	Chesterfield Trails	314-497-6821
Chris	Greer	15573 Highcroft Dr	Highcroft Estates	636-346-3979
Patricia	Moore	15457 Duxbury Way	Shenandoah	636 532 3294
Jacqueline	Dohm	14637 Oak Orchard Ct	Chesterfield Trails	636-532-0317
Steve	Mueller	1329 Cherry Glen Ct	Westchester Place	636-537-8794
Carol	Wagner	14758 Chesterfield Trails Dr	Chesterfield Trails	636-532-3997
Robert	Meyers	15987 Downall Green Dr	Williamsburg Green	314-504-2309
Don	Wagner	14758 Chesterfield Trails Dr	Chesterfield Trails	636-532-3997
Ian	Olney	1796 Schoettler Valley Dr	Bridle Creek	831-236-7015
Randall	Beckham	1521 Hedgeford Dr 10	Brandywine Condominiums	314-330-7875
Kurt	Fatzinger	14823 Pleasant Ridge Ct	Westchester Place	314-307-7185
Amy	Wright	14823 Pleasant Ridge Ct	Westchester Place	636-778-2975
Lauren	Angelo	14611 Chermooore Dr	Schoettler Place	314-795-8141
Mackenzie	Brown	14604 Chermooore Dr	Schoettler Place	314-265-5650
Melissa	Walsh	12877 Four Winds Farm Dr	Four Winds Farm Estates	314-435-7098
Peter	Danna	1941 Chermooore Ct	Scarborough West	636-227-1695
Brooke	Danna	1941 Chermooore Ct	Scarborough West	636-227-1695
Robin	Finkenkeller	14849 Grassmere Ct	Greenleaf Estates	281-352-4485
Lisa	Grasse	2187 White Lane Dr	Brookhill Estates	314-330-2600
Max	Fisher	14800 Grantley Dr	Westchester Place	314-378-3744

JUL 11 2010

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 Erickson, a Chesterfield resident living at
1814 Winter Run Ct, 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 Traffic has already increased significantly due to other allowed redistricting, without adequate road improvements. To add additional traffic will create clear & dangerous conditions, and should not be allowed.

ty 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,

Kathleen M. Erickson

Phone: 636-394-4636

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

JUL 11 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 Judy Clark, a Chesterfield resident living at

14631 Adams Wharf Dr, 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; 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,

Judy Clark

Phone: 636.537.5331

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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JUL 11 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 Allen CLARK, a Chesterfield resident living at
14631 Adpers WART 63017.

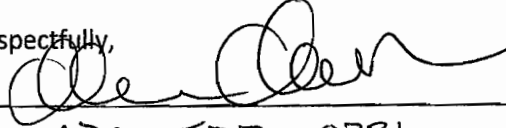
As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that 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: 636-537-5331

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

JUL 11 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 G. Trimarke, a Chesterfield resident living at 14749 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: Crime will increase

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

Respectfully,

Robert G. Trimarke

Phone: (314) 680-7575

Dated: July 8, 2016

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
JUL 11 2016
City of Chesterfield
Department of Public Services

I am Kevin Ely, a Chesterfield resident living at 1785 Spring Branch 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, 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, Kevin Ely

Phone: 636-530-7945 - 314-265-8315

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
JUL 11 2016
City of Chesterfield
Department of Public Services

To Whom It May Concern:

I am SARA ELY, a Chesterfield resident living at 1785 SPRING BLANK 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, 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,

Sara Ely

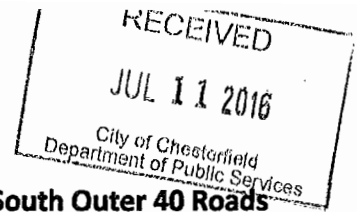
Phone: 514 265 8316

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 Dominic & Mary LaLuffa, a Chesterfield resident living at
15512 Highcroft 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
- Once the property is rezoned, the developer can change the original concept within the approved R6 zoning

Other: Destroying the natural habitat of animals that already encroach on our property! Animals have a right to a living space!

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,

Mary LaLuffa
Dominic LaLuffa

Phone: 636-532-8974

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

JUL 11 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 ROBERT E. FLYNN, a Chesterfield resident living at
15511 CHEQUER 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, 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.

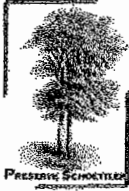
Respectfully,

Robert E. Flynn

Phone: 636-582-0674

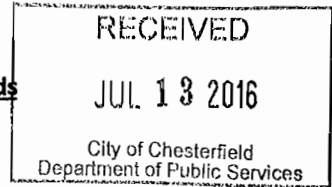
Email, Mail or Hand Deliver this signed letter to Jessica Henry:

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 Kathleen Harshman, a Chesterfield resident living at
14799 Timberbluff Drive

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,

Kathleen Harshman

Phone: 314 795-8075

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

Jul 14 2016

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

To Whom It May Concern:

I am SARATH GUNAWARDHANA, a Chesterfield resident living at 1456 Shegbanick, Chester, 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: 636-515-8935

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
City of Chesterfield

Jul 14 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 LALITHA LOUNARWARDHANA, a Chesterfield resident living at 1456 Shagbark Ct, Che, 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: NOT MATCH WITH THE NEIGHBORHOOD - CROWDED.

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

Respectfully,



Phone: 636-519-8935

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

Jul 14 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 Norman Burrows, a Chesterfield resident living at 1456 SHAG BARK 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,

N. Burrows

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

RECEIVED

JUL 14 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 Jason Hendricks, a Chesterfield resident living at
15520 Highcroft 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, 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,

Jason Hendricks

Phone: 314-662-2901

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
JUL 14 2016
City of Chesterfield
Department of Public Services

To Whom It May Concern:

I am Michael Koschoff, a Chesterfield resident living at
1806 Britannia Court

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,
Michael Koschoff

Phone: 636-256-8611 *unlisted please*

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 Diane M. Koschoff, a Chesterfield resident living at
1806 Britannia Court

RECEIVED
JUL 14 2016
City of Chesterfield
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.

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,

Diane M. Koschoff

Phone: 636-256-8611 unlisted please

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
JUL 14 2016
City of Chesterfield
Department of Public Services

I am David W. Koschoff, a Chesterfield resident living at
1806 Britannia Court

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 _____

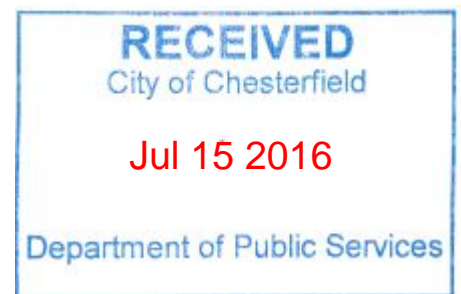
Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure. Please keep this area zoned for single family homes.

Respectfully,
David W Koschoff

Phone: 636-256-8611

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



July 15, 2016
Jessica Henry
Project Planner at City of Chesterfield

Re: Opposed Rezoning and Development at Schoettler and South Outer 40 Roads

I am Sharon Schneider, a Chesterfield resident living at 1541 Woodroyal East Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South 40 roads. My opposition is based on the 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 the Cheserfield Community.

Respectfully,
Sharon Schneider
sschneider52@gmail.com
314-302-1024

Jessica Henry

From: tom doherty <tfdohererty@charter.net>
Sent: Saturday, July 16, 2016 2:25 PM
To: Planner-of-the-Day
Subject: West Luxury Living Project

To Whom it May Concern:

Obviously the city has received many calls and letters regarding the planned apartment complex attempting to be built on south outer HWY 40 and backing to Schoettler Rd. As a resident of the community for 30 years, and having a home in the immediate vicinity I strongly add my opposition to its approval. I know this project would create more unnecessary traffic on Schoettler Rd. The more development the more damage to long time property owners.

Thank you

Jul 18 2016

Department of Public Services

July 16, 2016

Re: Opposed Rezoning and Development at Schoettler and South Outer 40 Roads

I am William (Bill) Schneider, a Chesterfield resident living at 1541 Woodroyal East Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South 40 roads. My opposition is based on the 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 the Cheserfield Community.

Respectfully,
Bill Schneider
bschneide@gmail.com
636-537-0242



LETTER OF OPPOSITION

JUL 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 MARCIA L. WALTER, a Chesterfield resident living at 14567 Bexhill Court, Chesterfield, Missouri 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.

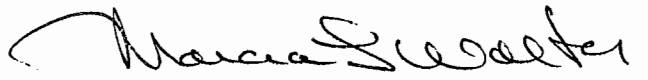
Our opposition is also based on these potential/probable negative effects:

- 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,



Marcia L. Walter

Phone: 636-536-1941

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
JUL 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 James L. Ramey, a Chesterfield resident living at
14567 Bexhill Court, Chesterfield, Missouri, 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
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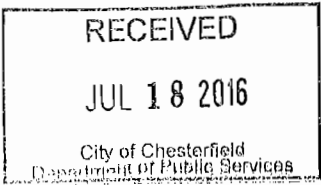
Other _____

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,
James L Ramey

Phone: 636-536-1941

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 Tim & KATHY O'Reilly, a Chesterfield resident living at 1584 YARMOUTH AS 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.

I join with over 1,000 other residents to oppose this apartment development.

The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states:

- 1) 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;
- 2) multiple-family residences are typically, physically, and visually, isolated from single-family residences;
- 3) the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these facts:

- The loss of neighborhood and community character
- Density of area is not appropriate
- Increased traffic congestion adding to an already dangerous situation
- Domino effect in light of contingency contract on additional property
- This is not Luxury. Only 10% have 'garages' or covered parking. Three story buildings without elevators.
- Mills Properties has an F rating with BBB.

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,

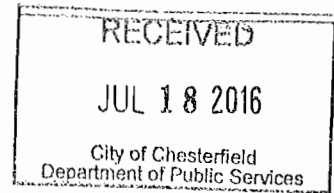
Tim O'Reilly / K. O'Reilly

Phone: 314-954-5500

E-mail: TimOReilly@Chesterfield, MO

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 Nancy + Ken Neiman, a Chesterfield resident living at

1589 Adgors Wharf 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.

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- 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.

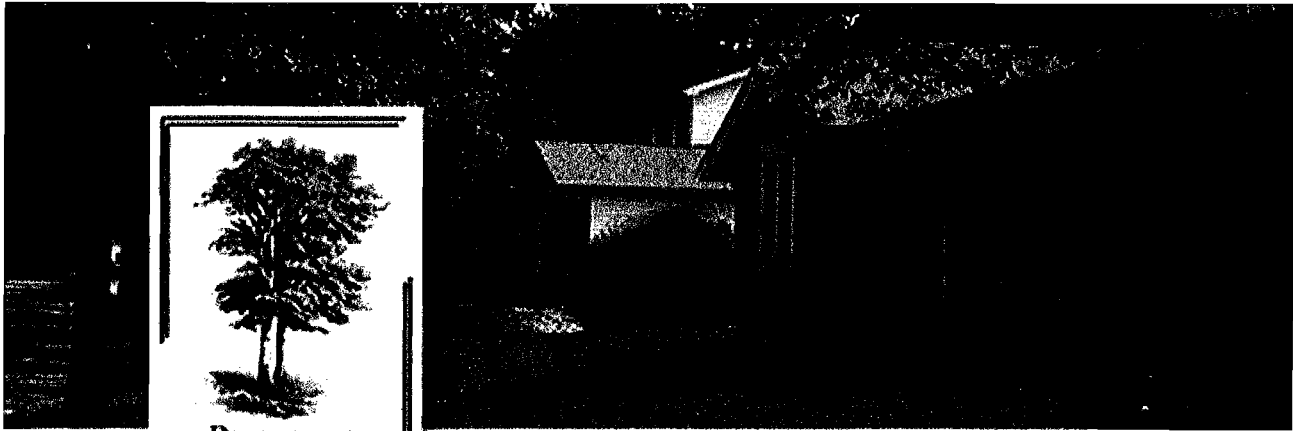
Respectfully,

Nancy + Ken Neiman

Phone: 636-537-4867

Email, Mail or Hand Deliver this signed letter to Jessica Henry:

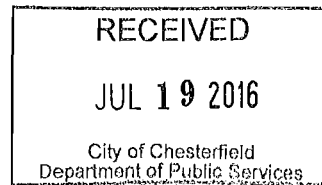
Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
jhenry@chesterfield.mo.us



1,200 Members Strong and Growing!

July 18, 2016

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



Dear Jessica,

We are submitting our 7th set of Chesterfield residents who have electronically signed a petition opposing the rezoning change at Schoettler Road and South Outer 40. This petition represents an additional 100 residents who have signed the petition on www.preserveschoettler.com. We verified each of these petitioners with an IP address and can provide those for you if necessary.

With these additional 100 names, the Planning Commission has now has received the names of **1,250 residents** who believe the Planning Commission should keep this corner of Schoettler Road and Outer 40/64 zoned for single family homes. These 1,250 residents ask the Planning Commission to reject the request to rezone to R6.

These residents continue to state that Schoettler and South Outer 40/64 is NOT a good location for an apartment complex. It is NOT compatible with the integrity of their neighborhoods.

Mr. Stock told you that the Oaktree Community was in favor of the development and yet 10 Oaktree residents who oppose the development have either written letters or signed petitions. You have been told that Westchester Place Trustees are divided. The truth is that you will find their names on previous petitions with the exception of one who is undecided.

Please share this letter with the members of the Planning Commission to show the strength of opposition from Preserve Schoettler. Please copy this to Mayor Bob Nation; Ward II Council - Bridget Nations and Guy Tilman; Ward III Council - Dan Hurt and Randy Logan as each of these officials *should hear and represent* the residents in their Ward.

Sincerely,

PreserveSchoettler.com



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

07-19-16 P04:49 IN

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
James	Moore	15457 Duxbury Way	Shenandoah	636-532-3294
Randy	Huetsch	14722 White Lane Ct	Brook Hill Estates	618-303-1688
Katherine	Chauncey	14620 Summer Blossom Ln	Seasons at Schoettler	636-220-6561
Julianna	Labarge	1618 Timberlake Mnr Pkwy	Thousand Oaks	636-532-5284
Dean	Stoneman	14667 Mallard Lake Dr	Thousand Oaks	636 532 3757
Diana	Stoneman	14667 Mallard Lake Dr	Thousand Oaks	636 532 3757
Mark	Bengard	2022 Brook Hill Ln	Brook Hill Estates	636-227-2165
Joe	Sainato	15567 Highcroft Dr	Highcroft Estates	636-532-9879
Caryn	Shuler	14867 Sycamore Manor Dr	Sycamore Manor	314-346-4865
Randy	Shuler	14867 Sycamore Manor Dr	Sycamore Manor	314-346-0375
Patricia	Martin	1946 Farm Valley Dr	Westfield Farm	636-532-8081
Jodie	Joseph	14859 Grantley Dr	Westchester Place	314-952-7704
Mike	Light	14842 Brook Hill Dr	Brook Hill Estates	314-504-1999
Marlena	Light	14842 Brook Hill Dr	Brook Hill Estates	314-504-1999
Ben	Lewin	9 Bently Circle Ct	Villas at Ladue Bluffs	314-307-4668
Howard	Weisel	14712 White Lane Ct	Brook Hill Estates	636-391-0493
Marsha	Weisel	14712 White Lane Ct	Brook Hill Estates	636-391-0493
Pat	Gross	14725 Timberway Ct	Thousand Oaks	636-532-4903
John	McCarthy	1572 Treherne Ct	Greenleaf Estates	314-520-0057
Stephanie	McCarthy	1572 Treherne Ct	Greenleaf Estates	314-520-0057
Loretto	Wemhoener	14459 Britannia Dr	Scarborough	314-660-4305
Charles	Johnson	1836 Shadywood Ct	Westfield Farm	314-240-2326
Melissa Bream	Guz	1958 Lanchester Ct	Scarborough West	314-629-4942
Ron	Guz	1958 Lanchester Ct	Scarborough West	314-054-0224
Susan	Lenihan	2237 Ole Castle Ct	Townhomes of Village Green	636-394-5453



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Tchule	Moore	14865 Grassmere Ct	Greenleaf Estates	636-519-7920
Katherine	Joslin	15384 Grantley Dr	Westfield Farm	314-330-3063
Douglas	Joslin	15384 Grantley Dr	Westfield Farm	636-399-2624
Brenna	Joslin	15384 Grantley Dr	Westfield Farm	636-399-1807
Barry	Wallis	14603 Schoettler Manor Ct	Schoettler Manor	636-230-6510
Julie	Huetsch	14722 White Lane Ct	Brook Hill Estates	314-313-5859
Dorjean	Komlosy	14949 Greenleaf Valley Dr	Greenleaf Valley	636-530-6117
Chris	Wagner	2169 Silverwood Ln	Meadowbrook Farm	314-607-1652
Jim	Komlosy	14949 Greenleaf Valley Dr	Greenleaf Valley	636-532-0708
Darren	Niles	15532 Highcroft Dr	Highcroft Estates	314-249-9183
In	Pak	14723 White Lane Ct	Brook Hill Estates	314-283-0322
John	Gross	14725 Timberway Ct	Thousand Oaks	636-532-4903
Camala	Sunarto	14488 Britannia Dr	Scarborough	314-498-7458
David	Sunarto	14488 Britannia Dr	Scarborough	314-753-4762
Erika	Niles	15532 Highcroft Dr	Highcroft Estates	314-249-5502
Kim	Stinnett	265 Ridge Trail Dr	River Bend Estates	314-439-1241
Mary	Lopez	1842 Schoettler Valley Dr	Bridle Creek	636-532-1555
Mike	Lueders	1925 Gatemont Dr	Scarborough	314-971-1717
Kyra Ellis	Brown	14697 Summer Blossom Ln	Seasons at Schoettler	502-468-9927
James	Longshore	1527 Woodroyal West Dr	Royalwood	636-532-3480
Jan	Longshore	1527 Woodroyal West Dr	Royalwood	636-532-3480
David	Rush	14867 Long Branch Ct	Baxter Lakes	314-825-6020
Tami	Gallagher	1820 Rockmoor Dr	Bridle Creek	314-303-1366
Mark	Bryzeal	15515 Highcroft Dr	Highcroft Estates	314-348-4333
Irven	Dale	2047 Emerald Crest Ct	Baxter Lakes	636-537-2873



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Paul	Greenberger	1524 Highland Valley Cir	Highlands	636-537-5995
Susan	Lashly	1877 Braumton Ct	Scarborough	636-391-1875
Jim	Knight	1463 Shagbark Ct	Sycamore Manor	636-537-9166
Jamie	Belding	14922 Greenberry Hill Ct	Claymont Estates	314-503-6947
Mark	Belding	14922 Greenberry Hill Ct	Claymont Estates	314-210-6400
Cheryl	Kulik	14693 Summer Blossom Ln	Seasons at Schoettler	314-479-4584
Jack	Martin	1946 Farm Valley Dr	Westfield Farm	636-532-8081
Margo	Tzadok	14561 Marmont Dr	Green Trails	314-323-0629
Reuven	Tzadok	14561 Marmont Dr	Green Trails	314-323-0629
Christine	Pesout	2175 Silverwood Ln	Meadowbrook Farms	314-443-6319
Marc	Friedman	15314 Appalachian Trail	Shenandoah	314-518-7055
Lois	Keesling	13 Georgetown Rd	Georgetown Estates	314-229-9921
Evgeniy	Kulik	14693 Summer Blossom Ln	Seasons at Schoettler	314-249-8442
Margaret	Blood	1957 Lanchester Ct	Scarborough West	314-477-4647
Derek	Gregory	13444 Pompeii Dr	River Bend Estates	314-646-9665
William	Tyler	14641 Timberlake Manor Ct	Thousand Oaks	636-812-2689
Margery	Tyler	14641 Timberlake Manor Ct	Thousand Oaks	636-812-2689
Thad	Ferguson	1581 Candish Ln	Chesterfield Hill	314-422-0886
Janet	Schwarze	14660 Summer Blossom Ln	Seasons at Schoettler	636-391-1666
Kelsey	Mohsen	1860 Braumton Ct	Scarborough	314-971-0143
Mikhail	Averbukh	1529 Candish Ln	Chesterfield Hill	314-537-0471
Anastasia	Averbukh	1529 Candish Ln	Chesterfield Hill	314-537-0471
Kenneth	Osbourn	15615 Summer Ridge Dr	Baxter Lakes	636-532-7061
Janice	Osbourn	15615 Summer Ridge Dr	Baxter Lakes	636-532-7061
Jayme	Becker	1707 Walker Ridge Ct	Baxter Ridge	314-495-9555



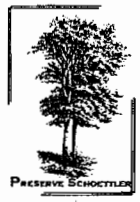
We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Scott	Powell	14540 Debbenham Ln	Chesterfield Hill	636-699-3520
Courtney	Powell	14540 Debbenham Ln	Chesterfield Hill	314-660-1044
Barbara	Moats	15612 Summer Ridge Dr	Baxter Ridge	636-532-0355
James	Moats	15612 Summer Ridge Dr	Baxter Lakes	636-532-0355
Ember	Shaner	14549 Exton Ln	Chesterfield Hill	314-229-8502
Tom	Shaner	14549 Exton Ln	Chesterfield Hill	314-724-5022
Carlos	Sharlow	1504 Baxter Lane Ct	Estates at Baxter Lane	636-778-9269
Charles	Williams	14534 Debbenham Ln	Chesterfield Hill	636-532-5777
Margaret	Williams	14534 Debbenham Ln	Chesterfield Hill	636-532-5777
Anna	Mueller	1329 Cherry Glen Ct	Westchester Place	636-537-8794
John	Lashly	1877 Braumton Ct	Scarborough	636-391-1875
Dilip	Shah	14800 Lupine Ct	Sycamore Manor	636-346-9846
Tracy	Shuman	14546 Gatemont Dr	Scarborough	636-386-8862
Mike	Fagan	2396 Baxton Way	Woodfield	314-435-1786
Stephanie	Weinman	15823 Summer Ridge Dr	Baxter Lakes	314-369-3313
CG	Wittenbrink	31 Upper Conway Ln	August Hill	636-812-2315
Dawn	Koontz	15540 Chequer Dr	Highcroft Estates	636-536-2768
Karl	Goplen	15540 Chequer Dr	Highcroft Estates	636-536-2768
Judy	Levens	14015 Forest Crest Dr	Enclave at Green Trails	314-205-1141
Marie	Friedman	15314 Appalachian Trail	Shenandoah	314-517-1571
Dani	Toney	14847 Straub Hill Ln	Brook Hill Estates	314-518-7906
Kathy	Howe	1929 Shadow Wood Ct	Westfield Farm	314-681-1956
Sara	Howe	1929 Shadow Wood Ct	Westfield Farm	314-681-1956
Theresa	Howe	1929 Shadow Wood Ct	Westfield Farm	314-681-1956
Joe	Howe	1929 Shadow Wood Ct	Westfield Farm	314-681-1956

RECEIVED
JUL 20 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 (o Debbie) Travers, a Chesterfield resident living at 14573 Bexhill Ct, Chesterfield Hill Subdivision

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.

I join with over 1,000 other residents to oppose this apartment development.

The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states:

- 1) 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;
- 2) multiple-family residences are typically, physically, and visually, isolated from single-family residences;
- 3) the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these facts:

- The loss of neighborhood and community character
- Density of area is not appropriate
- Increased traffic congestion adding to an already dangerous situation
- Domino effect in light of contingency contract on additional property
- * This is not Luxury. Only 10% have 'garages' or covered parking. Three story buildings without elevators.
- * Mills Properties has an F rating with BBB.

Other Encourage the developer to build around Chesterfield Mall on flat land!

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,

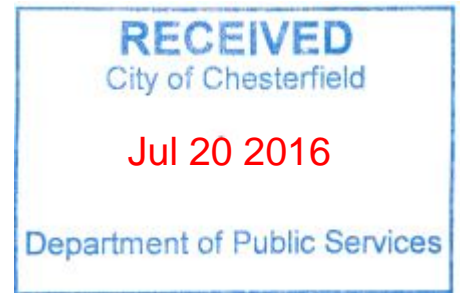
Jeff Travers

Phone: 314-537-7843

E-mail jefftrav@reagan.com

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: Jessica Henry

From: Preserve Schoettler Residents: 1,200 Members Strong and Growing!

Date: July 19, 2016

Letter of Opposition

**P.Z. 03-2016 40 West Luxury Living
(KU Development LLC) R1, R2, NU to R6 Rezoning**

The Proposed Development Is In Violation Of The Chesterfield Comprehensive Plan.

Supporting Argument/Evidence

The Comprehensive Plan Policy states on 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 development 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".

This proposed development meets none of these criteria:

- The Comprehensive Plan clearly identifies the traffic volume required to be suitable for apartment development and the traffic volume on Schoettler does not meet the criteria.
- Apartments are required to be clustered together near dense land use areas. The single-family homes across the street and adjacent to this development site, do not meet the criteria for dense land use.
- Single-family homes are located in very close proximity to this development site and will not be physically and visually isolated from these apartments, as required by the Comprehensive Plan.

Further, the Comprehensive Plan Policy goes on to state:

"Chesterfield is recognized by the character of its neighborhoods It is the goal of the Planning Commission to preserve existing neighborhoods while creating quality new ones".

(continued)



In accordance with the Comprehensive Plan, the existing single-family homes along Schoettler Road are recognized by the character of their neighborhoods, as exemplified by the pictures below.



However, the developer proposes to build an apartment complex comprised of 7 three and four story buildings, housing nearly 600 residents with approximately 500 parking places.

Nothing could be more out of-place along Schoettler Road than a multi-family apartment complex comprised of 7 three and four-story buildings surrounded by parking sheds:

These proposed apartments are not compatible with the existing single-family homes in our neighborhood and they violate the Chesterfield Comprehensive Plan policy.

Recommendation

We, the concerned citizens of Chesterfield listed below, demand that you **Vote against** the rezoning proposal due to the obvious violations of the Chesterfield Comprehensive Plan policy. We expect you to adhere to the Comprehensive Plan policy which governs this land use and ensures appropriate developments are approved.



Robert Abbott
Amy Adam
Gregory Adam
Shannon Adlabi
Julie Adzima
Jerry Adzima
Laura Ahlheim
Stephen Ahlheim
Jennifer Ahmad
Syed Ahmad
Shreejana Akhikari
Anne Alabach
Mary Alabach
Jennifer Albritton
Una Amend
Linda Amundsen
Diana Anderson
Toren Anderson
Cullen Andrews
Jeanne Andrews
Lauren Angelo
Mark Arciszewski
Denise Ashcroft
Bob Atchison
Marina Atchison
Abdul Bah
Rasha Bah
Darren Bahr
Doyle Baker
Linda Baker
Andrew Ballesteros
Eric Ballesteros
Jerry Ballesteros
Sharon Banner
John Barber
Mary Barber
Barry Barber
Susan Barber
Louise Barnes
Carolyn Barnes
Bob Barnes
Shari Baron
Diane Barone
Cathy Bateman
Mike Bateman
Sheldon Beck
Susan Beck
Randall Beckham
Elizabeth Becks
Tom Becks
Janie Bedwell
Robert Bedwell
Patricia Benbenek
Robert Benbenek
Mark Bengard
Cindy Bennington

Christopher Benton
David Berg
Julieann Berg
Barbara Berger
Richard Berger
Joe Bergesch
Michelle Bergesch
Mary Bergjans
Bruce Bernstein
Laura Berry
Amy Bertelson
Heidi Bhatia
Sanjiv Bhatia
Lois Biggs
Michael Biggs
James Billingsley
Lilly Billingsley
Paul Biolchini
Donna Biolchini
Joan Bishop
Schmidt
Jordon Black
Jo Ann Black
David Blatt
Marcie Blatt
Frank Bleyer
Amy Blickensderfer
Carol Blood
Marsha Boedeker
Robert Boedeker
James Bolin
Jim Bolin
Jeff Bone
Amy Bonnett
Bonita Bono
Frank Bono
Amy Borlin
Donna
Bosenbecker
Raymond
Bosenbecker
Rene Bouchard
Kathleen Boudreau
Matthew Boyd
Laura Boyd
Betsy Breckenridge
Dan Breckenridge
Dawn
Bredenkoetter
Ingrid Bremer
Mark Bremer
Betsy Brenban
Bea Brennan
Judy Brennan
Jim Brennan
Derrick Brooks

Monica Brooks
Laura Browder
Raymond Browder
Mackenzie Brown
Erasmus Brown
Steve Brown
Charles Bruce
Nancy Bruce
Susan Bruemer
Tom Bruemer
David Buchanan
Gracie Buchanan
Heather Buchanan
Irene Buckalew
Chris Budd
Theresa
Budenholzer
Dave Buesse
Mark Buesse
Rita Buesse
Jacob Buffa
Lori Buffa
Rich Buffa
Ann Bugg
Dick Bugg
Bill Bumberry
Kathy Bumberry
James Bunn
Kirstine Bunn
Dale Bunnell
Shirlene Bunnell
Ashley Bunton
Evan Bunton
David Burke
Lily Burke
Lucy Burke
Barbara Burnside
Kathryn Busch
Erika Capes
James Capes
William Carey
Stacy Carey
Bob Carlson
Joan Carlson
Ashley Carr
Matt Carr
Michele Carter
Alex Carter
Joseph Carter
Nancy Carter
Lauren Cassimatis
Michael Cassimatis
Bo Chaloupek
Marcela Chaloupek
Robin Charles
David Chassin

Jody Chassin
Katherine
Chauncey
Beth Chausow
Yue Chen
Tingting Chen
Zhoumou Chen
May Cheng
Jayne Chong
Emelie Clarin
Raul Clarin
David Clark
Jeanne A. Clauson
Melissa Coday
Simon Cohen
Sarah Cohen
Todd Colton
Randall Combs
Cecil Compton
Margaret Conkle
Stephen Conkle
Dan Connolly
David Corbin
Daniel Corder
Donna Corder
Edward Corno
Lianna Corteville
Abby Covington
Brent Covington
Donna Crain
Pat Crawford
George Crump
Kathy Crump
Kathy Crump
Sue Crutcher
Julia Curtis
Roberta Curtis
Laura Daniels
Mike Daniels
H. Dean Daniels
Linda Daniels
Barbara Daniels
Peter Danna
Brooke Danna
Jaime Davega
Devin Davis
Jocelyn Davis
Wendell Davis
Varuna De Alwis
Ricardo de Rojas
Deanna Deaton
Scott Deaton
Vincent Deblaze
Jim Del Rio
Karen Del Rio
Dana Delap

Scott Delap
Kathleen Delsing
Jessica
DeMunbrun
Lisa DeMunbrun
Joan Denison
Rachel Denison
Robert Denison
Zachary Denison
Michael DeNorscia
Robyn DeNorscia
Scott Dent
Aparna Deora
Jennifer Depp
Adrienne DeVasto
Angela DeVasto
Anthony DeVasto
Gracie DeVasto
Mary DeVasto
Donna Devereaux
Judith Dewert
William Dewert
Anabda Diamond
Jacob Diamond
Jeanne Diamond
Mark Dickherber
Diana Dietl
John Dietl
Michele Dietl
Charles Dietrich
Jacqueline Dohm
Steven Drapekin
Susan Drapekin
Jason Drennan
Kristin Drennan
Cynthia Dreyfus
Richard Dreyfus
Joss D'Souza
Dan Duggan
Maureen Duggan
Megan Duggan-White
Laurie Duncan
Jim Dunn
Tom Durfee
Kathleen Durney
Robert Durney
Debbie Ecker
Marjorie Eckert
Andrew Edelman
Terry Egan
Ronald Eisenberg
David Eisenstein
Lisa Eisenstein
Robert Ellis
Shawn Epstein



Wendy Esslinger
 Helen Etling
 Thomas R Etling
 Chris Evans
 Karen Evans
 William Evans
 Thomas Eysell
 Carmen Fabella
 Virillio Fabella
 Dwight Failoni
 Michael Failoni
 Sherri Failoni
 Darlene Falast
 Dennis Falast
 Mark Falast
 Britt Fassler
 Kurt Fatzinger
 Joseph Feldhaus
 Liz Fels
 Michele Feltz
 Betsy Ferdman
 Michael Ferdman
 Thomas Ferdman
 Terry Ferrin
 Katie Fichter
 Jeanne Fike
 Rachel Fike
 Christine Filcoff
 Richard Filcoff
 Mary Finkenkiller
 Robin Finkenkiller
 William
 Finkenkiller
 Gary Fisher
 Rosie Fisher
 Barbara Fisher
 Graham Fisher
 Cindy Fisher
 Max Fisher
 Mindy Fitter
 Eleftheria
 Fitzgerald
 Julie Fitzgerald
 Cynthia Fleissner
 Michael Fleissner
 Kathryn Fluchel
 Ralph Fluchel
 Pam Fogarty
 Charlie Forrest
 Joan Forrest
 Jeffrey Fowler
 Joan Frank
 Lydia Frank
 Scott Frank
 Howard Friedman
 Lynn Friedman

Carol Friedman
 Neil Friedman
 Samantha
 Frisicchio
 Allison Galanti
 Eric Galanti
 Corinne Izsak Gale
 Meira Ganel
 Shaul Ganel
 Gina Garbo
 Roderick Garbo
 Theresa Garbo
 Debra Gardner
 John Gardner
 Jennifer Gardner
 Mike Gardner
 Leslie Garner
 Troy Garner
 Marta Gaska
 Walter Gavlick
 Jon Gehbauer
 Pamela Gehbauer
 Tyler Gehbauer
 Bruce Geiger
 Darlene George
 Richard George
 Suchitra Ghosh
 Jennifer Gibbs
 James Gillespie
 Ramona Gillespie
 Vitaly Gipkhin
 Christopher
 Gladden
 Karen Gladden
 Brian Glass
 Lindsey Glass
 Meghan Glenn
 Jennifer Glickert
 John Glickert
 John Glickert Jr
 Ellen Goodma
 James Goodwin
 Anusha Gopal
 Alan D Gorman
 Steve Gorman
 Roumiana
 Gospodinova
 Jeanna Gossett
 Tim Gossett
 Ayzik Grach
 Maya Grach
 Mary Grant
 Cindy Grasse
 Douglas Grasse
 Lisa Grasse
 Michael Green

Joan Green
 Stan Green
 John Green
 Kevin Green
 Charles Green
 Tami Green
 Karen Greenberg
 Chris Greer
 Rebecca Greer
 Betty Grogan
 Robert Grogan
 Terry Grogan
 Christine Grogan
 John Gross
 Pat Gross
 Diane Guenther
 Deborah Guenther
 Mollie Gulino
 Melissa Bream Guz
 Ron Guz
 Claire Hack
 Richard Hack
 Will Hack
 Joe Hackett
 Karen Hackett
 Hannah Hackman
 Kim Hackman
 Steve Hackman
 Jill Hahn
 Michael Hahn
 John Haley
 Sandra Haley
 Anna Halloran
 Dan Halloran
 David Halsey
 Michelle Halsey
 Jan Hamilton
 Sean Hamilton
 Amanda Hammel
 Mike Hammel
 Leah Hammel
 Brent Hannah
 Susan Hannah
 Eric Hannah
 Barbara Harding
 Karen Hardy
 Sharon Hargrave
 Stephen Hargrave
 Mary Harper
 Robert Harper
 Michelle Harrell
 Mike Harrell
 Katherine Harrison
 Edgar Hartzke
 Joanmarie Hartzke
 Beth Hastings

Cynthia Heath
 Patty Heitz
 Jane Hemberger
 William Hemberger
 Erik Hemmann
 Heidi Hemmann
 Diane Henderson
 Stephen
 Henderson
 Lynn Hepler
 Cathy Herman
 Joe Herman
 Katie Herman
 Bernie Hermann
 Michele Hermann
 Susan Hernandez
 Bryan Hicklin
 Jessica Hicklin
 Jim Hilf
 Richard Hitt
 Mike Hixson
 Ryan Hockenbury
 John Hodam
 Tara Hodam
 Melissa Hoehn
 Carla Hoenig
 Nathan Hoenig
 Stephanie Hoff
 Andrew Hoffman
 Dana Hoffman
 Debbie Hoffmann
 Don Hoffmann
 Shannon Hoffmann
 Barth Holohan
 Nate Hopper
 Amjad Horani
 Lamees Horani
 Dale Hotard
 David Hotard
 Wendy Hotard
 Sharon Howard
 Thomas Howard
 John Hua
 Darla Huelskoetter
 Jacob Huelskoetter
 Matthew
 Huelskoetter
 Julie Huetsch
 Randy Huetsch
 Chris Hughes
 Dennis Huighe
 Karen Huighe
 Colette Hunsucker
 Bryan Hunt
 Mulima Nawa- Hunt
 Matt Husband

Teri Igel
 Marsha Isaac
 Terry Isaac
 Carol Isaak
 Russell Isaak
 Michael Israel
 Steve Israel
 Inigo Iturri
 Victoria Iturri
 Jennie Iverson
 Scott Iverson
 Amanda Jackels
 Charles Jackels
 Ann Venegoni-
 James
 Dorian Jamison
 Shayla Jamison
 Patricia Jamjoom
 Tom Janick
 Kelly Jenkins
 Gary Jesberg
 Carol Johns
 Hugh Johns
 Charles Johnson
 Bruce Johnston
 Jeannie Johnston
 Brad Jolliff
 Joy Jolliff
 Freda Jones
 Phil Jones
 Shannon Jordan
 Jodie Joseph
 Reeja Joseph
 Brenna Joslin
 Douglas Joslin
 Katherine Joslin
 David Kaiser
 Sharon Kaiser
 Connie Kallaos
 William Kallaos
 Janet Kammeyer
 Jennifer Kane
 John Hua
 Michael Kane
 Gretchen Kane
 Jeffrey Kaplan
 Patrice Kaplan
 Eugenia Kardaris
 Valentina Karpman
 Menashe Kattan
 Bennett Keane
 David Keane
 Hannah Keane
 Kristin Keane
 Toby Keane
 Bob Kearns



Brendan Kearns	Carolyn Kuo	John Long	Michael McDonald	Patricia Moore
Daniel Kearns	Eugene Labarge	Julie Long	Brian McGinnis	Edde Morgan
Gregory Kearns	Julianna Labarge	Daphne Lopes	Owen McKinley	Stephanie Morgan
Janice Kearns	Kelly Lacy	Maureen Lordo	Sara McKinley	Julie Moriarity
Mike Kearns	Ananth	Michael Lordo	Elizabeth McKinley	Steve Mueller
Grant Keesling	Lalithakumar	Eric Lowenstein	Donald McKinnis	Irene Mueller
Joseph Kemp	Soni Lama	Susan Lowenstein	Donna McKinnis	Joyce Mungenast
R. Kemp	Anthony Lang	Gary Ludwinski	Colin McPherron	Thomas
Phyllis J Kessler	Marni Lang	Joshua Ludwinski	Mike Meara	Mungenast, Jr
Robert H Kessler	Nancy Lange	Rob Ludwinski	Monica Meara	Ben Murphy
Kuldip Khosla	Dorothy Larson	Becky Luethy	Carol Medwin	Betsy Murphy
Manju Khosla	Linda Lau	Claire Luethy	Glenn Medwin	Deanna Muzik
Kelly Kile	William Lau	David Luethy	Rebecca Medwin	Paul Muzik
Matthew Kim	Angela Laurence	Samuel Luethy	Nancy Mehan	Susan Nagarkatti
Skylar Kim	Robert Laurence	Susan Luina	Gary Meier	Chafic Naufel
So Kim	Jim Layton	Trey Luina	M. Christine Meier	Ghadir Naufel
Yong Kim	Joan Lebon	Chen Luo	Janis Meisenholder	Naji Naufel
Patti Kirschbaum	Brian LeDuc	Hezhong Ma	Jay Meisenholder	Zeyna Naufel
Aaron Klasing	Lori LeDuc	Ed Madden	Alex Menz	Bridget Neichter
Lindsay Klasing	David Lee	Gary Madsen	Shari Menz	Peter Neichter
William Kline	Yeunkoo Lee	Margaret Madsen	Zach Menz	Martha Neukomm
Conner Kloeppe	Peggy Lee	Sarah Madsen	Nancy Merritt	Lisa Nevin
Michele Kloeppe	Julia Lega	Sheila Madsen	Christopher Mertz	Karen Nicoletti
Lorraine	Greg Lemasters	Linda Maguire	Kimberly Mertz	Rick Nicoletti
Klostermann	Susan Lenihan	Lisa Mahiger	Linda Meyers	Sachin Nigam
Paul Klostermann	Melissa Lenz	Michael Mahoney	Ronald Meyers	Darren Niles
Ken Klump	Scott Lenz	Kristen Main	Robert Meyers	Laura Nolan
Mary Klump	Evelyn Levine	Jill Malen	Chris Mezines	Terence Nolan
Margaret Koebbe	Ben Lewin	Jim Malen	Mary Mezines	Roger Nolting
Terry Koebbe	Hillard Lewis	Stephen Malyszko	Jim Middleton	Dennis Norton
Dianne Koehneke	Mary Lewis	Elizabeth Mannen	June Middleton	Greg Novak
Jeremy Koenig	Janice Lewis	Diane Mao	Patti Miller	Jim Nunn
Morgan Koenig	Jeff Lieber	Mary Lou March	Ronald Miller	Rebecca Oberle
Dorjean Komlosy	Jennifer Lieber	Francis Marchiony	Dennis Miller	Mary Oglesby
Jim Komlosy	Stephanie Lieber	Brian Markus	Dan Miller	Ian Olney
Carolyn Komosny	Thomas Lieber	David Martin	Pam Miller	Garry Orf
Neil Komosny	Marlena Light	Rickey Martin	Eric Miller	Maggie Orf
Pam Korn	Mike Light	Patricia Martin	Ivan Miller	Nick Orf
Ann Kozminske	Jie Lin	Donna Martinez	Max Miller	Patricia Orf
Ron Kozminske	Alexander Lionelli	Herman Martinez	Pam Miller	Eileen Orbals
Jessica Krafcik	Gerald Lionelli	Adam Mason	Jan Misuraca	Jim Orbals
Steve Krafcik	Daniel Lischwe	Lauren Mason	Vince Misuraca	Maggie
Katy Kraus	Marlene Lischwe	Maria Massey	Kourosh Mobil	O'Shaughnessy
Carol Kron	Martha Litzsinger	Mike Massey	Moe Mobil	Laurie Sinclair-
James Kron	Xuegang Liu	Mary Ann	Susan Moenkhaus	Osterhaus
Charles Kropp	Robert Livergood	Mastorakos	Daniel Mohrman	Robert Osterhaus
Brian Krumrey	Sandra Livergood	Kathryn	Pat Mohrman	Christine Oswald
Lawrence Krumrey	Sarah Livergood	Mastorakos	Susan Mondello	Ryan Oswald
Linda Krumrey	Mary Christine	Steve Mastorakos	Charles Montani Jr	Marc Overschmidt
David Krupinski	Livergood	Dennis Maxey	Sung Ho Moon	Gary Owens
Donna Krupinski	Robert Livergood	Renee Maxey	Judith Moore	Joseph Padiyara
Dennis Kruse	Austin Lockhart	John McCarthy	Michael D Moore	In Pak
Rebecca Kruse	Julia Lockhart	Stephanie	Tchule Moore	Mike Pallia
Joe Krygiel	Steve Lockhart	McCarthy	Timothy Moore	Namita Paranjothi
Valerie Krygiel	Austin Loeffler	Cathy McClarnan	Tommy I Moore	James Parcher
Jeff Kuehn	Kelli Loeffler	Clifford McClure Jr	James Moore	Paula Parcher



Rory Paul	Tim Reeves	Dan Schiller	Patrick Sidney	Pat Strange
Laura Paulsell	Catherine Regni	Lynn Schiller	Rick Siebert	Gregory Strinko
Matthew Paulsell	Linda Reid	Karen Schmalz	Dennis Silva	Janice Strinko
Catana Pearson	Christine Reimers	Kimberly Schmalz	Fawn Silva	Bev Strothkamp
John Pearson	David Reimers	Lynn Schmidt	Andre Silvanovich	David Strothkamp
Donna Pecherski	Curtis Reis	Margaret Schmidt	Sheila Silvanovich	Tiangong Sun
Emily Pecherski	Faraby Reis	Robert Schmidt	Vivek Sinha	Camala Sunarto
Henry Pecherski	Judy Reissing	James Schmidt	Debbie Skelly	David Sunarto
Mary Peterson	Howard Reynolds	Melissa Schmidt	Lauren Skelly	Fred Sussman
Danielle Petty	Brent Ribble	Richard Schmidt Jr	Mark Skelly	Melissa Sutherland
Morgan Petty	Nanette Rice	Teresa Schmitt	Julie Skrainka	Brad Swallow
Barb Phillips	Linda Rich	Marty Schnaare	Thaddea Slabaugh	Laura Swallow
Robert Phillips	Renee Richards	Keith Schneider	Susan Smart	Carsen Swallow
Mary Piccirilli	Lori Riti	Jeff Schneiderman	Denise Smith	Scott Swindells
Tom Pierce	Robert Riti	Jodi Schneiderman	Mark Smith	Mark Swyers
Alex Pinder	Felipe Rivera	David Schoemehl	Charles Smith	Stacy Tackens
Karlie Pinder	Kimberly Rivera	Theodore Scholtz	Megan Smith	Cheryl Tahlier
Edwin Piromsuk	Warren Rix	Albert Schott	Paul Smith	Ted Tahlier
Natalie Piromsuk	Carrie Roberts	Alice Schott	Michael Solom	James Talbot
Jeanette Piromsuk	Lora Roberts	Adeline Schraier	Jillian Solom	Tatsiana Taranda
Komson Piromsuk	Janet Robey-	Steve Schreiter	Rebecca Soltysiak	Zach Tarter
Vannee Piromsuk	Schwartz	Terry Schreiter	Darrell Songer	Dennis Taylor
Ilene Pokres	Avigail Rosenzweig	Jan Schultz	Krista Souders	Shara Taylor
Sheldon Pokres	Leslie Rothrock	Diane Schunk	Thomas Souders	Danielle Tevlin
Lynn Politte Haack	William Rothrock	Donald Schunk	Jacquelyn	James Tevlin
Lisa Powers	Brenda Routsong	Diane Schunk	Spellmeyer	Jeanne Tevlin
Ruby Poznick	Mary Roy	Donald Schunk	Jim Spellmeyer	Sandra Thal
Jordan Poznick	Cathy Rozzell	Nancy Schuster	Joseph Spellmeyer	Kathy Thoele
Stacy Poznick	Peter Rozzell	Martin Schwarze	Kathryn Spellmeyer	Ken Thoele
Jip Prapaisilapa	Rose Rudolph	John Schweitzer	Jim Spillers	Tresa Thomas
Alan Pratzel	Samuel Rudolph	Mary Ellen	Pat Spillers	Toby Thomeczek
Mae Pratzel	Jerome Rueckert	Schweitzer	Sally Sprowls	John Thompson
Alan Prelutsky	Ryan Rueckert	Judy Sclair-Stein	David Sprowls	Xiaofang Tian
Stacey Prelutsky	Stephanie Rueckert	Tina Sclair-Stein	Jaime Sprowls	Jeffrey Todd
Christopher	Diana Runge	Andrea Seavey	Jeanne Staley	Carrie Trammell
Preston	Mike Rutherford	Geoffrey Seavey	Candace Stallone	Stephen Trammell
Jessica Preston	Polly Rutherford	Homer Sedighi	Nicholas Stamos	Paul Travers
Rosemarie	Julie Ryan	Margaret Sedighi	Thomas Stamos	Kathryn Trimarke
Priesmeyer	Shawn Ryan	Deborah Sellers	Jennifer Stecher	Rob Trimarke
Lois Protopsaltis	Dennis Saffa	Cheryl Sept	Mark Stegmann	Blake Trivundza
Spiros Protopsaltis	Joyce Saffa	Bob Serben	Christian Stein	Blake Trivundza
Staci Pruitt	Joe Sainato	Neil Shapiro	Cindy Steiner	David Trompeter
Thomas Pullen	Camille Samson	Mary Sharamitaro	Ronald Steiner	Maureen
Anne Quade	Andrey Samsonov	Cynthia Shedd	Brian Steiner	Trompeter
John Quade	Natalia Samsonov	Ross Shelledy	Cathy Steiner	Courtney Tucker
Lynn Queensen	Leda Sander	Andrew Shenberg	Cliff Steiner	Steve Tucker
Suzanne	Gail Scannell	Claire Shenberg	Nick Stepaniuk	Sharon Tureen
Queensen	Phyllis Schaffler	Gary Sherman	Marsha Stevenson	Bryan Turken
james Quicksilver	Julianne	Janice Sherman	Craig Stewart	Theresa Turken
Susan Quinn	Scharfenberg	Warren Sherman	Holly Stewart	Kelli Unnerstall
Anwer Rahman	Randy	Rebekah Sherman	Kim Stinnett	Victoria Van
Debbie Raisher	Scharfenberg	Richard Sherman	Vess Stoimenov	Horsen
Eric Ramos	Carolyn Schaub	Caryn Shuler	Dean Stoneman	June Van Klaveren
Kathleen Rauscher	Daniel Schaub	Randy Shuler	Diana Stoneman	Larry Van Klaveren
Susie Reeves	Mark Schenberg	John Shuman	Don Stookey	Joe Vanleunen
Cathy Reeves	Stacy Schenberg	Amanda Sidney	Brian Strange	Brenda Varga



Reginald Varga
Debra Vermillion
Tony Vermillion
Randy Versheldon
Diane Vierling
Robert Vierling
Kathleen Von
Minden
Pete Von Minden
Peter Von Minden
Brad Wachler
Melissa Wachler
Tiffany Wachter
Jan Wacker
Robert Wacker
Carol Wagner
Don Wagner
Chris Wagner
Mary Wagnitz
Michael Wagnitz
Don Waldman
Kathy Waldman
Genevieve Walker
James Walker
David Wallace
Amy Wallis
Barry Wallis
Melissa Walsh
Mary Lee Walter
Chunlei Wang
Marilyn Warren
Martin Warren
Andy Wasserman
Julia Wasserman
Karen Wasserman
Janet Wasylczak
Gary Watson
Laura Watson
AnneMarie Watts
William Watts
Holly Weber
Nick Weber
Jerry Weir
Linda Weir
Howard Weisel
Marsha Weisel
Jeff Weisman
Angie Welch
Tim Welch
Jason Welker
Melissa Welker
Loretto
Wemhoener
Russell Wertz
Sandy Wertz

Emmy Lynn
Whalen
Michael Whalen
Janet Wheatley
Leo Whiteside
Patricia Whiteside
Judith Wiegers
Deborah Wiese
Mike Wieser
Susan Wieser
Cindy Wiggins
D. Sharon Willeat
Todd T Willeat
Cathy Williams
Thomas Williams
Janet Williamson
John Williamson
Donna Willis
George Willis
Karen A Willmann
Mary Wilmering
Kimberly Wimmer
Madison Wimmer
Steve Wimmer
Sharon Winget
Terry Winget
Anne Wirthlin
Jordyn Wolf
Lauren Wolf
John Wood
James Wotruba
James Wright
Michelle Wright
Amy Wright
Bob Wulfers
Fran Wulfers
Kara Wunderlich
Kurt Wunderlich
Peggy Yanover
Timothy Yazawa
Sherry Yazdi
Tod Yazdi
David Young
Brad Young
Carol Young
Jenny Yuan
Fariba Zabetian
Sabu Zacharias
Tatiana Zagorovski
Liming Zh



Jessica Henry

From: Howard Goldenberg <howard.goldenberg@yahoo.com>
Sent: Wednesday, July 20, 2016 3:47 PM
To: Jessica Henry; Howard Goldenberg
Subject: Letter of Opposition

Dear Ms.
Henry:

20 July 2016

I wish to register my opposition to proposed re-zoning on Schoettler Rd. and South Outer Highway 40/64 on line. My name is Howard Goldenberg at 14617 Oak Orchard Court where my wife Joan Goldenberg and I have resided of almost 37 years. She as well wishes to disapprove. Is there an official method you suggest?

Sincerely,
Mr. and Mrs. Howard Goldenberg
howard.goldenberg@yahoo.com
(314)504-1043 Cell

Jessica Henry

From: Miles Cramer <mm9146@yahoo.com>
Sent: Wednesday, July 20, 2016 5:33 PM
To: Jessica Henry
Subject: Schoettler Developement

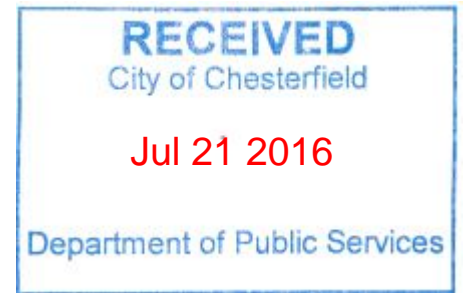
I live in Chesterfield Hills subdivision. I thought, long term, I would only have to worry about the deer destroying my gardens. But now that concern is the depletion of green space on the highway 40 corridor between 141 and Clarkson Road, and an incredible amount of traffic on the outer roads and HWY 40.

Since we moved here 18 years ago, we have seen four large and two medium size office buildings go up. Now, there are three under construction on North Outer 40. I know the Bunge North America building will add an additional 700 cars to this corridor. I have no idea how many cars will be added with the other two buildings, but I bet I can safely guess a total of 1,000 cars added to this corridor.

Gosh, Chesterfield government! How many more trees have to come down? How much more concrete has to be poured? Has anyone ever done a study of the number of accidents on HWY 40 between Timberlake and 141? It's going to increase. And I predict a fatal accident in the future as more cars are added - and a serious accident as a result of homeowners trying to get out of our subdivision as cars come speeding down the South outer road, some clocked at 55 mph.

Please help the residents of this Chesterfield area preserve what we have, and stay safe. If is apartment building goes up on Schoettler we will be moving. The traffic is ridiculous and it's no longer safe.

Respectfully,
Mary Cramer



July 21, 2016

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

Ms. Henry:

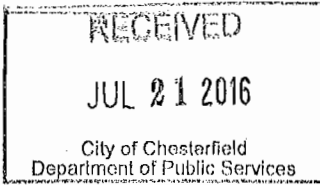
We are Dave & Kristin Keane, a Chesterfield family living at 15343 Highcroft Drive across Schoettler from the proposed apartment complex being considered at Schoettler and South Outer 40. I strongly oppose any rezoning of this property for the following reasons:

- The destruction of green space and mature trees
- Increased traffic congestion regardless of putting the main entrance off of South Outer 40
- Adding apartments to our single-family neighborhood will negatively impact the value of our home.

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. If any development should happen on this property, it should be single family construction.

Sincerely,

Dave & Kristin Keane
kkeane@paceproperties.com
dkeane@shelterinsurance.com



LETTER OF OPPOSITION



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

To Whom It May Concern:

I am Maitha Boerman a Chesterfield resident living at 1592 Yarmouth Pt 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.

I join with over 1,000 other residents to oppose this apartment development.

The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states:

- 1) 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;
- 2) multiple-family residences are typically, physically, and visually, isolated from single-family residences;
- 3) the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these facts:

- ✓ • The loss of neighborhood and community character
- ✓ • Density of area is not appropriate
- ✓ • Increased traffic congestion adding to an already dangerous situation
- ✓ • Domino effect in light of contingency contract on additional property
- ✓ • This is not Luxury. Only 10% have 'garages' or covered parking. Three story buildings without elevators.
- ✓ • Mills Properties has an F rating with BBB.

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,
Maitha Boerman

Phone: 636-519-8564 E-mail _____

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: Cynthia Hoyt Shedd <cindy.shedd@gmail.com>
Sent: Friday, July 22, 2016 3:36 AM
To: Jessica Henry
Subject: Proposed development

Dear Ms Henry,

I live in Scarborough East off Schoettler Road and am deeply concerned about the impact of the proposed development on the quality of our area.

I do not think that multi-story buildings, no matter how tastefully done, are appropriate for this area. While I would only have to look at these buildings when driving by, I do not believe that Schoettler will be able to handle the additional traffic. While these buildings are close to I 64/40, there will be reasons for residents to drive south on Schoettler. Have there been any traffic studies done? The new Schoettler Grove development will also contribute to traffic, but nowhere near as much as the proposed 280 unit development.

I ask that the Planning Commission not approve the proposed development.

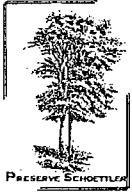
Sincerely,

Cynthia Shedd

1800 Britannia Court

Chesterfield, MO 63017

Sent from my iPad



LETTER OF OPPOSITION

RECEIVED
JUL 22 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 Crisale C. Cosas, a Chesterfield resident living at
1532 Yarmouth Point Dr., 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.

I join with over 1,000 other residents to oppose this apartment development.

The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states:

- 1) 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;
- 2) multiple-family residences are typically, physically, and visually, isolated from single-family residences;
- 3) the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these facts:

- The loss of neighborhood and community character
- Density of area is not appropriate
- Increased traffic congestion adding to an already dangerous situation
- Domino effect in light of contingency contract on additional property
- This is not Luxury. Only 10% have 'garages' or covered parking. Three story buildings without elevators.
- Mills Properties has an F rating with BBB.

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,

Crisale C. Cosas

Phone: 636.532.6801

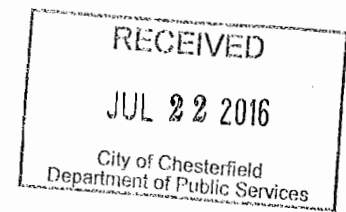
E-mail bellecosas@gmail.com

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 Annabelle L. Cosas, a Chesterfield resident living at
1532 Yarmouth Point Dr., 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.

I join with over 1,000 other residents to oppose this apartment development.

The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states:

- 1) 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;
- 2) multiple-family residences are typically, physically, and visually, isolated from single-family residences;
- 3) the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these facts:

- The loss of neighborhood and community character
- Density of area is not appropriate
- Increased traffic congestion adding to an already dangerous situation
- Domino effect in light of contingency contract on additional property
- This is not Luxury. Only 10% have 'garages' or covered parking. Three story buildings without elevators.
- Mills Properties has an F rating with BBB.

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,

Annabelle L. Cosas

Phone: 636.532.5801

E-mail bellecosas@gmail.com

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: rhisaak@sbcglobal.net
Sent: Friday, July 22, 2016 7:56 PM
To: Jessica Henry
Subject: Rezoning

Ms.Henry

I am writing to you to express my opposition to proposed rezoning at Schoettler and South Outer 40 roads. I live off Schoettler in Brookhill and have lived off of Schoettler since 1976. The traffic is quite heavy now with the many subdivisions and Logan University. The addition of approximately 600 autos trying to enter Schoettler and Hwy. 64 would only create a more dangerous situation.

There are many reasons not to approve this rezoning; such as, the increased traffic and dangerous situation, the apartment concept is not consistent with the single family neighborhood as expressed in the Chesterfield Comprehensive Plan.

I read the minutes of the May 23 Planning Commission meeting and noted 29 spoke in favor of the rezoning.

25 of them do not live close to the affected area, 4 do, with 1 being the pastor of the church being sold. I think everyone should be heard, but I am not sure how much weight I give to those unaffected.

This area is a single family neighborhood, please do not rezone to R6. Thank you for your consideration.

Russ Isaak
14839 Brookhaven Place
Chesterfield,Mo.63017
314-795-6446

Jessica Henry

From: Jim Baldanza <jimdanza@gmail.com>
Sent: Saturday, July 23, 2016 3:48 PM
To: Jessica Henry
Cc: Bridget Nations; Dan Hurt; Randy Logan
Subject: R6 Rezoning for 1410 Schoettler Rd.

Dear Ms. Henry:

I am a resident of Chesterfield and former President and CEO of Industrial Measurement Co. which is located in Chesterfield valley. And yes my company survived the flood of 93 and flourishes today. In 1979 I moved to Chesterfield after living in Naperville, IL. Naperville is a few miles west of Oak Brook, IL. Oak Brook was much like Chesterfield is today except on a slightly larger scale. What put them on the map was their ability to convince MacDonal'd's to locate their corporate headquarters in Oak Brook.

Oak Brook and MacDonal'd's were one big happy family for more than 37 years until the Cheeseburger giant announced earlier this year that they would move from Oak Brook (Du Page county) to Chicago (Cook County). The travel time is about the same as going from Chesterfield into St. Louis city.

The June 13th Wall Street Journal article announcing the move had this to say:

"McDonal'd's Corp. is moving its headquarters to downtown Chicago from one of the city's suburbs, as more companies move into urban centers to attract millennial talent."

.....and this:

"Companies like General Electric, Weyerhaeuser and now, McDonal'd's are leaving behind their sprawling suburban headquarters and moving to urban high-rises to appeal to the younger, metropolitan workforce. Young, educated and relatively high-earning workers are flocking to many American cities at a rate not seen since the U.S. Census Bureau began tracking such data in the 1970s."

It is my understanding that consideration for rezoning would conflict with the trend of millennials moving to urban locations. Not to mention Census Bureau data where young professionals clearly prefer the city as opposed to living in the suburbs.

In my opinion a "build it and they will come" mentality would be disastrous for the developer, the city, and certainly for the property owners located close to the proposed sight.

Respectfully,

James Baldanza
14602 Chermoore Mdws Ln
Chesterfield, MO 63017
jimdanza@gmail.com
Cell: 314-422-8804

Chris A. Mezines
1468 Sycamore Manor Dr.
Chesterfield, MO 63017
636.532.5153
camezines@yahoo.com



July 20, 2016

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

Dear Ms. Henry,

I am writing to voice my objection to the proposed rezoning and development at Schoettler Rd. and South Outer 40 Rd.

My home is located in the Sycamore Manor subdivision which is located on Schoettler Rd. approximately a half mile south of the proposed development. My family must use Schoettler Rd. every time we leave our home. We have lived in our home for 36 years. During that time Schoettler slowly evolved from a road with just a few homes and many small farms to a road accessing subdivisions with very high quality homes on large lots. The homes directly facing Schoettler are located on one acre or larger parcels. Schoettler runs approximately 3 miles from Clayton to the Outer Road and nearly every parcel is a single family home on a large lot. The only noteworthy exception is Logan College and it looks like a 40 acre manicured park because none of the buildings are visible from the road. I truly believe that Schoettler is a unique gem and a neighborhood that Chesterfield can take great pride in its development over the years.

Four story apartment buildings located just 100 feet from the road would be a horrible visual travesty. The increase in density is a huge change from the current density and the traffic it would generate at a crucial intersection that already has traffic issues during morning and afternoon peak periods is a serious problem.

Please do not allow this rezoning to occur.

Sincerely yours,

A handwritten signature in cursive script that reads "Chris A. Mezines".

Chris A. Mezines



1,300 Members Strong And Growing!

07-25-16 13:02 IN

July 25, 2016

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



Dear Jessica,

We are submitting our 8th set of names of concerned residents who have electronically signed a petition opposing the rezoning change at Schoettler Road and South Outer 40. This petition represents an additional 100 residents who have signed the petition on www.preserveschoettler.com.

You have been told that Westchester Place Trustees are divided. The truth is that you will find their names on previous petitions with the exception of one who is undecided. You have also been told that Oaktree Estates supports the development but there are names of residents on several petitions.

As more and more residents learn about the development, Preserve Schoettler numbers grow with residents who believe that this is the wrong location for an apartment complex. We hope that the Planning Commission hear the voices of the residents and tell KU Development that this complex will be better suited for a different location.

With these additional 100 names, the Planning Commission has now received the names of **1,350 residents**. These **1,350 residents** ask the Planning Commission to reject KU Development's request to rezone to R6.

These residents continue to state that Schoettler and South Outer 40/64 is NOT a good location for an apartment complex. It is NOT compatible with the integrity of their neighborhoods.

Please copy this letter and names with the members of the Planning Commission to show the strength of opposition from Preserve Schoettler. Please copy this to Mayor Bob Nation; Ward II Council - Bridget Nations and Guy Tilman; Ward III Council - Dan Hurt and Randy Logan as each of these officials *should hear and represent* the residents in their Ward.

Sincerely,

PreserveSchoettler.com



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Tamara	Bruce	1759 Heffington Dr	West Ridge Estates	314-651-3005
Nancy	Sheridan	14617 Timberlake Manor Ct	Thousand Oaks	636-537-5202
Barbara	Marshall	14620 Timberlake Manor Ct	Thousand Oaks	314-822-6573
Sherry	Waitz	34 Baxter Lane	Estates at Baxter Lane	636-532-6681
Mary	Cramer	1569 Candish Ln	Chesterfield Hill	636-530-4649
Susie	Joffe	15502 Hitchcock Rd	Shenandoah	636-537-9393
Arthur	James	15321 Grantley Dr	Westfield Farm	314-308-7310
Dana	Lathrop	14814 Straub Hill Ln	Brook Hill Estates	636-394-1016
Patricia	Crotty	805 Clayworth Dr	Claywoods	314-570-5227
Rick	Nicoletti	14808 Straub Hill Ln	Brook Hill Estates	314-960-8687
Jay	Joffe	15502 Hitchcock Rd	Shenandoah	636-537-9393
Dick	Mueller	14620 Timberlake Manor Ct	Thousand Oaks	636-530-6925
Marilynn	Jemas	1314 Amherst Terrace Wy	Amherst	636-541-1517
David	Stranquist	2111 White Lane Dr	Brook Hill Estates	314-606-6700
Naeem	Bari	15335 Schoettler Estates Dr	Schoettler Estates	314-739-0680
Jean	Wittenbrink	31 Upper Conway Ln	August Hill	636-812-2315
Marykutty	Augustine	1552 Woodroyal West Dr	Royalwood	636-812-2273
Susan	Antrobus	2022 Emerald Crest Ct	Baxter Lakes	314-471-6923
Page	Andersen	2146 White Lane Dr	Brook Hill Estates	314-817-4432
Greg	Andersen	2146 White Lane Dr	Brook Hill Estates	314-960-9120
Mark	Sherman	1 Summer Blossom Ct	Seasons at Schoettler	636 256-3317
Audrey	Sherman	1 Summer Blossom Ct	Seasons at Schoettler	636 256-3317
Katie	Joffe	15502 Hitchcock Rd	Appalachain Trails	636-537-9393
Nick	Lathrop	14814 Straub Hill Ln	Brook Hill Estates	314-791-3211
Kelly	Winkler	14856 Brook Hill Dr	Brook Hill Estates	314-422-8059



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Dianne	Goldmann	4 Georgetown Rd	Georgetown Estates	314-223-0069
Mark	Allen	1824 Shadywood Ct	Westfield Farm	314-363-7956
Brian	Baldwin	2021 Lake Clay Dr	Claymont Lake Estates	636-346-0371
Jean	Rozycki	15315 Doverfield Ct	Westfield Farm	636-532-0853
Paul	Hintze	14838 Brookhaven Place	Brook Hill Estates	636-394-8921
Patti	Hintze	14838 Brookhaven Place	Brook Hill Estates	636-394-8921
Maribell	Knickerbocker	2137 Brook Hill Ct	Brook Hill Estates	314-780-1951
Noel	Jemas	1314 Amherst Terrace Wy	Amherst	314-750-6500
Lori	Allen	1824 Shadywood Ct	Westfield Farm	636-537-5442
Deborah	Atherton	1921 Schoettler Valley Dr	Bridle Creek	314-920-0702
Ann	Dalton	1554 Highcroft Dr	Highcroft Estates	314-210-8390
Kim	Harrington	15667 Heathercroft Dr	Highcroft Estates	636-675-4730
Charles	Dickerson	1520 Wimborne Ct	Greenleaf Estates	636-537-9391
Steve	Fike	1509 Royal Crest Ct	Royalwood	314-518-4295
Nancy	Hogan	1816 Mannington Ct	Scarborough	636-230-8799
James	Lathrop	14814 Straub Hill Ln	Brook Hill Estates	314-308-6822
Abby	Lathrop	14814 Straub Hill Ln	Brook Hill Estates	314-807-5274
Jim	Burcke	1923 Squires Way Ct	Bridle Creek	636-532-3656
Julia	Lueders	1925 Gatemont Dr	Scarborough	314-570-7390
Anna	Knickerbocker	2137 Brook Hill Ct	Brook Hill Estates	314-703-8585
Robert	Knickerbocker	2137 Brook Hill Ct	Brook Hill Estates	636-394-0277
Dulari	Shah	14800 Lupine Ct	Sycamore Manor	636-346-9264
Scarlet	Roberts	1461 Sycamore Manor Dr	Sycamore Manor	314-803-3809
James	Ratchford	15009 Lake Clay Dr	Claymont Lake Estates	636-530-0748
Tracey	Ratchford	15009 Lake Clay Dr	Claymont Lake Estates	636-530-0748



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Carla	Gardner	1346 Cherry Glen Ct	Westchester Place	636-300-9873
Kathryn	Mezines	1468 Sycamore Manor Dr	Sycamore Manor	636-532-5153
Sandy	Young	14722 Westerly Pl	Westerly Place	314-283-5621
Ryan	Young	14722 Westerly Pl	Westerly Place	314-283-5621
Jennifer	Heitgerd	1507 Woodroyal West Dr	Royalwood	636-219-8632
Carol	Jones	14623 Mallard Lake Dr	Thousand Oaks	636-532-7709
Scott	Carver	14637 Timberlake Manor Ct	Thousand Oaks	314-517-8064
Alexis	Burcke	1923 Squires Way Ct	Bridle Creek	636-532-3656
Angelina	Hempen	1923 Squires Way Ct	Bridle Creek	636-537-1980
Jon	Fitzgerald	1913 Farm Valley Dr	Westfield Farm	314-568-0488
Gary b	Taryle	14617 Summer Blossom Ln	Seasons at Schoettler	636-256-1972
Joan	Taryle	14617 Summer Blossom Ln	Seasons at Schoettler	636-256-1972
Kathy	Fehlig	14705 Greenleaf Valley Dr	Greenleaf Estates	636-536-4941
Ralph	Prinz	1907 Shadow Wood Ct	Westfield Farm	636-532-4353
Celeste	Prinz	1907 Shadow Wood Ct	Westfield Farm	636-532-4353
Winnie	Hua	15331 Highcroft Dr	Chesterfield Pines	314-249-5810
Margaret	Hua	15331 Highcroft Dr	Chesterfield Pines	636-527-4760
Kent	Wemhoener	14459 Britannia Dr	Scarborough	636-227-2289
Kurt	Wemhoener	14459 Britannia Dr	Scarborough	636-227-2289
Thomas	Ellsworth	14751 Greenleaf Valley Dr	Greenleaf Estates	636-675-1671
Janet	Knight	1463 Shagbark Ct	Sycamore Manor	636-537-9166
Cyndi	Ludwinski	1551 Woodroyal West Dr	Royalwood	314-304-7805
Donald	Deason	14174 Mill Spring Dr	Chesterfield Trails	636-532-7261
Peter	Sharamitaro	566 Princeway Ct	Royal Village	636-777-7024
Tim	Shapiro	15364 Oaktree Estates Dr	Oaktree Estates	314-398-5144



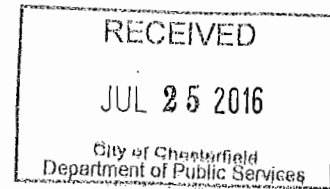
We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
John	McGuire	1931 Gatemont Dr	Scarborough	636-394-1647
John	O'Neill	1564 Walpole Dr	Oak	636-530-1578
Sandra	O'Neill	1564 Walpole Dr	Oak	636-530-1578
Richard	Puyear	2038 Schoettler Valley Dr	Baxter Lakes	636-222-8709
Judy	Puyear	2038 Schoettler Valley Dr	Baxter Lakes	636-222-8709
Veena	Ray	2144 Brook Hill Ct	Brook Hill Estates	636-256-7297
Cindy	Davenport	1517 Royal Crest Ct	Royalwood	636-328-2539
Randy	Mayer	14648 Amberleigh Hill Ct	Amberleigh	636 220-9156
Ed	Rich	14703 Timberway Ct	Thousand Oaks	636-530-9068
Sam	Brown	14604 Chermore Dr	Schoettler Place	314-315-5878
Paolo	Ocampo	14616 Timberlake Manor Ct	Thousand Oaks	314-681-3490
Judy Brown-	Rowden	14712 Deerhorn Dr	Greenleaf Estates	314-503-7622
Roger	Rowden	14712 Deerhorn Dr	Greenleaf Estates	314-602-1129
Emily	Carter	15309 Schoettler Estates Dr	Schoettler Estates	314-805-0744
Dennis	Murphy	15055 Isleview Ct	Claymont Lake Estates	314-401-9736
Patricia	Murphy	15055 Isleview Ct	Claymont Lake Estates	314-401-9736
Norm	Moenkhaus	14860 Greenleaf Valley Dr	Greenleaf Estates	636-578-4000
Sharon	Schneider	1541 Woodroyal East Dr	Royalwood	314-302-1024
Leisa	Grogan	14568 Crossway Ct	Scarborough	314 233-2311
Michael	Grogan	15026 Baxter Village	Baxter Village	314-724-3893
Davette	Mayer	14648 Amberleigh Hill Ct	Amberleigh	636-220-9044
Cristina	Ocampo	14616 Timberlake Manor Ct	Thousand Oaks	314-681-3489
Helen	Humphrey	14792 Timberbluff Dr	Thousand Oaks	636-544-2915
Tom	Doherty	1605 Schoettler Rd		636-532-9529
Vivian	Doherty	1605 Schoettler Rd		636-532-9529



LETTER OF OPPOSITION



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

To Whom It May Concern:

I am Dorian Jamison a Chesterfield resident living at
14839 Greenleaf Valley 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**.

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,

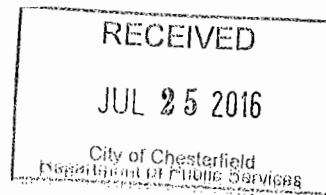
Phone: (314) 625-1777

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 Shayla Jamison, a Chesterfield resident living at
14839 Greenleaf Valley 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**.

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,
Shayla Jamison

Phone: (314) 265-8700

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: John Glickert <jglickert@continentalgi.com>
Sent: Monday, July 25, 2016 4:03 PM
To: Jessica Henry
Subject: Apartments at 40 and Schoettler

Jessica

Good afternoon. My name is John Glickert and I have lived off Schoettler since 1977. I just spent an hour with Mary Ann Mastorakos (a lovely lady I might say) who has lived off Schoettler since 1953 and the apartments will basically surround her home and she is against it along with all of her neighbors. It kills me to see Chesterfield even consider this.

Currently I live in Brook Hill. I know that Chesterfield has a master plan that they probably paid big money to develop.. The current plan calls for single family homes in the proposed area.

IM against this for the following reasons. 1. Takes away green space. We already lost plenty already just look at the current mud hole at Schoettler and Clayton. 2. Traffic on Schoettler is crazy in the morning. When Logan is in school it is difficult to get out of Brook Hill. 3. Violation of the master plan. (why have one if we are not going to follow) 4. The neighbors are against it. 5. There are plenty of apartments in area and IM told that there is a motion for more on LYDIA Dr in Chesterfield and this is the area where the master plan allows this. 6. I have not heard a compelling reason to change the zoning other than a developer wants to and the neighbors do not want too.

Please do not support this project.

Thanks for taking the time.

Sincerely JOHN Glickert
2022 Brook Hill Ridge
Chesterfield MO 63017

Jul 26 2016

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

To Whom It May Concern:

I am LAURA BRUCE, a Chesterfield resident living at 14813 LUPINE 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: 636 532 2688

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 Bruce Bruce, a Chesterfield resident living at 14813 Lupine 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,

A. Garrett Bruce
Phone: 636-932-1486

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

Jul 26 2016

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

To Whom It May Concern:

I am CHARLES BRUCE, a Chesterfield resident living at 14813 LORINE 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,

CA BrucePhone: 636-532-2688

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

Jul 26 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 Nancy Bruce, a Chesterfield resident living at14813 Lupine Ct. 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

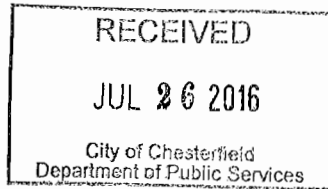
My opposition is based on these potential/probable negative effects:

- 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: The woods in that area buffer the noise + dirt from the highway for the residential homes near the highway.

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

Respectfully,

Nancy BrucePhone: 636-532-2688Please 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



Edward and Carol Teter
14793 Timberbluff Drive
Chesterfield, MO, 63017
636-532-1340

July 17, 2016

Debbie Midgley
City Hall Planning and Zoning Committee
609 Chesterfield Parkway West
Chesterfield, MO, 63017

Debbie,

This letter is in regard to the proposed rezoning of land near the intersection of Schoettler Rd and South Outer Forty from Single-family to Multi-family.

We have lived at 14793 Timberbluff Drive, in Thousand Oaks Subdivision since Sept 1984, which predates the formation of the city of Chesterfield. We are very satisfied with our neighborhood and the surrounding areas and feel city officials have done a good job of encouraging development yet protecting neighborhoods and property values. We urge you, and others, to continue this policy.

As you well know, the present zoning is consistent with the Comprehensive Plan for Chesterfield and calls for Single-family development. In addition, the suggested areas for Multi-family development do not fit the area under consideration. The current Land Use Plan is inconsistent with the overall Comprehensive Plan and longstanding zoning. It should be changed to be in agreement with the Comprehensive Plan in order to continue to protect and preserve present neighborhoods and property values.

Therefore, we respectfully urge you to reject this request for rezoning - which is a form of "spot-zoning" - a practice to be avoided if there is real concern for homeowners and property values. Single-family zoning is the best and proper use for the area under review.

Your consideration of our request is truly appreciated.

Sincerely yours,

A handwritten signature in black ink that reads "Ed Teter". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Ed Teter

A handwritten signature in black ink that reads "Carol Teter". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Carol Teter

Jessica Henry

From: James L. Williams <doctorjlw@gmail.com>
Sent: Tuesday, July 26, 2016 11:09 PM
To: Jessica Henry
Subject: Proposed apartments at Schoettler and South Outer 40.

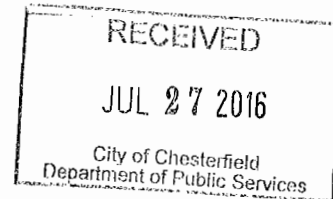
Ms. Henry,

In 2006, I chose to buy a home for my young family off Schoettler in Sycamore Manor subdivision primarily because of the location. I did not want to live in an area with people densely packed together and traffic filling the streets. I have enjoyed the relatively quiet life here in this great neighborhood in Chesterfield and would like to stay for at least another 12 years (when my last child, Gabrielle, will be finishing her undergraduate degree). I enjoy the short drive to work at my medical clinic on the St. Luke's campus every morning, turning east onto South Outer 40 from Schoettler. The trees to the right are a welcome contrast to the highway to the left. I hope you will listen to the residents and understand how much of a disruption and danger allowing apartments to go up in that area will be. There are many other places to expand the available apartment home options (e.g. the half-used intersection on Chesterfield parkway, across from Sheridan's) that will not add dangerous traffic to South Outer 40 (i.e. people entering the road without a traffic light near an already complicated intersection). Please avoid disrupting my daily commute and making the roads around my home more dangerous for my kids and other Chesterfield residents. Stop the rezoning and construction of an inappropriate apartment complex and instead focus on developing the city in a well-planned manor to consider all of us in the community.

Thank you.

James L Williams

Brad and Joy Jolliff
14815 Sycamore Manor Ct.
Chesterfield, MO 63017



July 21, 2016

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

Dear Ms. Henry,

As part of PRESERVE SCHOETTLER, we are writing to express our firm opposition to the proposed rezoning and development of property at Schoettler Road and the South Outer 40 Road.

We are Chesterfield residents living in the Sycamore Manor Subdivision along Schoettler Road. We moved to this house in April of this year from another location in Chesterfield in large part because of the fabulous single family homes and secluded neighborhoods along Schoettler Road. We are very upset that shortly after moving into our new home, word spread of a possible apartment complex development at the junction of Schoettler Road and Highway 40. We are very concerned about the potential decrease in market value of our home should this development occur.

One of us commutes daily to Washington University and passes through the intersection of Schoettler Road and the South Outer 40 during the morning and afternoon rush hours. We both drive it many other times during the week. Turning to the east, with typical oncoming traffic from Chesterfield Parkway, we usually must stay in the right lane and drive past Timberlake to enter I-64. A 280 unit apartment complex will adversely and directly affect our sense of seclusion and security in this peaceful Chesterfield neighborhood setting and the daily commute as well as drives at other times. We are concerned about increased traffic congestion, adding to an already dangerous situation at Schoettler and the South Outer 40.

We have heard that developers have made the case that the topography of the parcel of land in question is not well suited for single family dwellings. We find that difficult to believe. The parcel of land is very beautiful, and I am sure it could support beautiful single-dwelling homes. We are also concerned about the destruction of green space and mature trees, and loss of habitat for local wildlife.

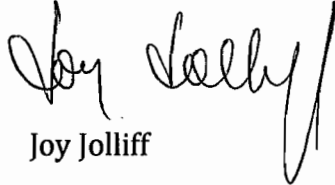
If this development proceeds, we believe that there will be a loss of the current strong sense of neighborhood and community character that now exists for the subdivisions along Schoettler Road. This type of apartment complex simply does not fit into the single family neighborhood model that now exists along Schoettler and that makes it such an attractive place to live.

We ask that you consider the concerns of citizens who live along Schoettler Road and please do not rezone this site to "R6." As we understand it, once the property is rezoned, the developer can change the original concept within the approved R6 zoning. Single family construction, on the other hand, would fit better within this neighborhood and community.

Sincerely,

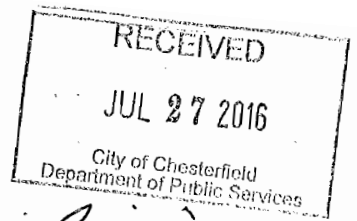


Brad Jolliff



Joy Jolliff

636-537-2091



To Whom it may concern,

I am Carol Ann Leach living
at 14839 Brookhaven Place 63019.

I want you to know I do not
want this Proposal of rezoning to
go through on South & outer Road and
Schuttler Road. This is not
and area that anyone feels
it will preserve existing neighborhood.
It will be the destruction of green
space, it does not fit into our
single family neighborhood, decrease
market value of our home and
we do not feel the developer
original concept might be changed.

Please do not remove this site
It is not in my committee's
Best interests.

Sincerely

Carol Vant

636 394 4724

Jessica Henry

From: Michael Mahoney <michaelpmahoney@gmail.com>
Sent: Wednesday, July 27, 2016 3:10 PM
To: Jessica Henry
Cc: Dan Hurt; Randy Logan
Subject: Fwd: Zoning Meeting Tonight - P.Z. 03-2016 40 West Luxury Living (KU Development, LLC)

Jessica,

Please see my email below, expressing my opposition to the proposed development at S. Outer 40 and Schoettler Road. I sent this letter to my councilmen approximately two months ago, however did not receive a response or acknowledgement. I am sending to you to ensure it becomes a part of the public record.

Sincerely,

Michael Mahoney
Ward III Resident

----- Forwarded message -----

From: **Michael Mahoney** <michaelpmahoney@gmail.com>
Date: Mon, May 23, 2016 at 2:40 PM
Subject: Zoning Meeting Tonight - P.Z. 03-2016 40 West Luxury Living (KU Development, LLC)
To: Dan Hurt <dhurt@chesterfield.mo.us>, rlogan@chesterfield.mo.us

Dan & Randy,

As a resident of Thousand Oaks, I am writing to express my concerns about the proposed rezoning and development of the site at S. Outer 40 and Schoettler Rd. It is my understanding that the proposed rezoning will be discussed tonight. As I am unable to attend the meeting in person, I am writing you to share thoughts that I believe to be of many of the residents of your ward.

In an area currently zoned for single-family homes, the proposed development of a large scale multi-family project (apartment complex) would have significant aesthetic, traffic and financial impacts on the area.

The property in question sits in an area surrounded by single family homes and neighborhoods. A large (280 unit) apartment complex would certainly degrade from the beauty that can be found from a drive down Schoettler Road.

During peak travel times, it is already quite congested at that intersection. I drive that daily during rush hour and it is quite congested and often dangerous as people make the turn from Schoettler onto I-64 and S. Outer 40, as well as on S. Outer 40 given all of the morning and evening commuter traffic. A large apartment complex would add to this congestion and danger.

Lastly, I would ask you to think of the residents near the property. Residents that elected you to represent their views. Residents who purchased their single-family homes in an area zoned for single-family homes. I cannot

imagine that anyone would be pleased with having a large scale apartment complex built in their neighborhood, nor the effect on property values in the area nearby.

An argument could be made as to whether or not Chesterfield needs more rental housing, however that argument aside, it is important for the planning commission to weigh these potential impacts as well as review the factors which resulted in the current zoning of the property.

Thank you for your time and consideration.

Sincerely,

Michael Mahoney
Ward III Resident

Jessica Henry

From: Ann Bugg <annwbugg@gmail.com>
Sent: Wednesday, July 27, 2016 3:38 PM
To: Jessica Henry
Subject: No cheap apartments!

Driving through the apartments managed by this company near the corner near Clayton Rd. and Schoettler I was appalled. The complexes look to be one step above Section 8 housing. The proposed low rent schedule for the proposed structures would only be suitable for students from Logan and migrant landscape workers. (Who wants to live in a three story building with no elevators.)

This is a single home neighborhood which attracts responsible families which is why we invested in our home 13 years ago.

The zoning must not change!!!

Ann and Henry Bugg
1470 Asterwood Ct.
Chesterfield, MO 63017
annwbugg@gmail.com

Jessica Henry

From: Katherine Chauncey <2katway@charter.net>
Sent: Wednesday, July 27, 2016 4:08 PM
To: Jessica Henry
Subject: We need your help!

Ms. Henry,

As a resident off of Schoettler this is my first letter I've ever written in protest but I should have let my voice be heard in the past. I didn't speak up about the development happening at the other end of Schoettler and already I can see the traffic will get worse seeing NO accommodations to the road near the intersection were considered and already traffic is a problem there during rush hour times. Mark my word the painted lines put in to accommodate a turn lane into the development will create accidents. Shame on me to allow this!

I'm not sure if you live in the area but as the world changes we seem to have a need to gobble up green space. These developers i'm sure don't live in the area and are not concerned about wildlife or overdevelopment. Shopping centers around here all have empty spaces which you may have noticed. I'm not even sure I'm keen about more houses being built off the outer road because I do love green spaces but like I said before, we seem to overdevelop and then then think twice. So why do we need more apartments? These are not individuals who plan to invest in the area. IT WILL BE A PITT STOP IN LIFE FOR THEM. No concern for the integrity of the community feeling will be there. Also these will not be long term taxpayers the ones who sustain this area and the schools. Of course the added traffic on a narrow road will be awful seeing Schoettler is already a cut through for commuter traffic into Ballwin, Ellisville, Manchester, and Wildwood.

Like all the other letters, I'm asking for your help to not change the rezoning for apartments and keep it single family homes.

I appreciate your time,
Katherine Chauncey

Jessica Henry

From: Helen Etling <helenetling@hotmail.com>
Sent: Wednesday, July 27, 2016 6:25 PM
To: Jessica Henry
Subject: Proposed Schoettler Project

Dear Ms. Henry:

The proposed rezoning of the Schoettler property impacts more than the immediate area.

The project may attract young families and the impact on the nearby elementary school must be considered as well as increased traffic in the area. Our Highcroft subdivision is not contiguous but bears heavy traffic loads as a cut through to major arteries. Consider the impact of providing police and fire protection.

You might be familiar with the project developing at Des Peres Rd. and Manchester. It is, in my opinion, an overgrown monstrosity and seems similar to the Schoettler project. Please do not allow this in Chesterfield.

Our green space is disappearing. That which is left should be carefully monitored and not just approve every builders plan.

Please consider the appeals of the community over those of Developers.

Thank you for your careful review of the request for rezoning.

Helen and Tom Etling

636 536 6789

helenetling@hotmail.com

Jessica Henry

From: Anne Aalabach <Aalabach@aol.com>
Sent: Wednesday, July 27, 2016 8:16 PM
To: Jessica Henry
Cc: Aimee Nassif; sue.allen@house.mo.gov
Subject: Preserve Schoettler

Dear Ms. Henry,

Chesterfield Hill has been home to my family since we moved to Chesterfield in 1978. The Outer Forty roads at that time were two-lane, two-way blacktop roads traveled pretty much exclusively by "locals", much as Schoettler is today. Those outer roads have become an extension of Highway 40 with heavy traffic traveling at high rates of speed, particularly between Timber Lake and Old Woods Mill. My office is at 14528 S. Outer 40 Road, right outside of Chesterfield Hill and while I can't complain about my commute, I will say that often traffic on S. Outer Forty can take 15-20 minutes from the short distance between my office building and the top of the hill at Old Woods Mill Road. I can't even imagine the load a large development of apartments would bring from a traffic perspective.

We travel Schoettler Road to S. Outer Forty on our way home from Clayton Road, too and enjoy the slower pace and beautiful drive, avoiding making the circle on N. Outer Forty.

My observation of Chesterfield is that it's managed to maintain itself as a desirable, lovely suburb where home values have held and increased over the years. The proposed apartment complex, in my opinion, would be unsightly, devalue homes families have worked hard to maintain and create even more traffic on the Outer Roads. We just don't need it.

I recently learned as well that the developer Mills Properties has an "F" rating from the BBB.

We're pleased that Ms. Allen withdrew her support of the development and hope that this development does NOT go forward.

Regards,

Anne Alabach
Sent from my iPad

Cindy Abell-Watts

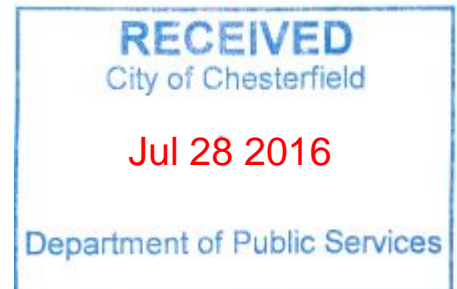
1244 Still House Creek Rd.

• Chesterfield, MO 63017

• 314.315.2291

July 27, 2016

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



Dear Ms. Henry:

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development project, at Schoettler and South Outer 40 roads. I join with over 1,300 other concerned residents to oppose this apartment development.

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;
- The goal of the Planning Commission is to preserve existing neighborhoods.

My opposition is also based on these facts:

- The loss of neighborhood and community character.
- Increased traffic congestion adding to an already dangerous situation.
- Domino effect in light of contingency contract on additional property.
- Once the property is rezoned, a developer can change the original concept or plan.
- Density of the area is not appropriate.
- Mills Properties has an F rating with BBB.
- There are PLENTY of other apartment complexes in the area for people to choose to live.

Keep the Single-Family zoning. Only Single-Family construction fits this neighborhood and community.

Respectfully,

Cindy Abell-Watts
1244 Still House Creek Rd.
Chesterfield, MO 63017
314.315.2291
clabel@monsanto.com



LETTER OF OPPOSITION

RECEIVED
JUL 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 FRED DRESTE, a Chesterfield resident living at 14572 WHITTINGTON CT. 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.

I join with over 1,000 other residents to oppose this apartment development.

The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states:

- 1) 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;
- 2) multiple-family residences are typically, physically, and visually, isolated from single-family residences;
- 3) the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these facts:

- The loss of neighborhood and community character
- Density of area is not appropriate
- Increased traffic congestion adding to an already dangerous situation
- Domino effect in light of contingency contract on additional property
- This is not Luxury. Only 10% have 'garages' or covered parking. Three story buildings without elevators.
- Mills Properties has an F rating with BBB.

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, *Fred Dreste*

Phone: 636-778-2931 E-mail: fdres55@hotmail.com

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
JUL 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 LUCY DRESTE, a Chesterfield resident living at 14572 WHITTINGTON CT. 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.

I join with over 1,000 other residents to oppose this apartment development.

The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states:

- 1) 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;
- 2) multiple-family residences are typically, physically, and visually, isolated from single-family residences;
- 3) the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these facts:

- The loss of neighborhood and community character
- Density of area is not appropriate
- Increased traffic congestion adding to an already dangerous situation
- Domino effect in light of contingency contract on additional property
- This is not Luxury. Only 10% have 'garages' or covered parking. Three story buildings without elevators.
- Mills Properties has an F rating with BBB.

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,
Lucy Dreste

Phone: 636-778-2931

E-mail: ldres55@hotmail.com

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: Diane Henderson <dwhend@charter.net>
Sent: Saturday, July 30, 2016 4:36 PM
To: Jessica Henry
Subject: Letter of Opposition to Rezoning at Schoettler and South Outer 40

Dear Ms. Henry,

As part of Preserve Schoettler, I am writing to express my opposition to the proposed rezoning and development project at Schoettler and South Outer 40 roads.

My family has lived in the Thousand Oaks Subdivision in Chesterfield for 22 years. We chose this location for the natural beauty, quiet neighborhood and easy access to Highway 40. The addition of multiple-family residences at the intersect of Schoettler and South Outer 40 roads will disrupt the natural habitat and increase traffic thus leading to an increase in accidents.

The Thousand Oaks Subdivision's exit is the Timberlake Manor Parkway exit from Highway 40. Anytime there is an accident, sunshine glare, or wet, snowy weather Highway 40 comes to a halt. This has a domino effect on all traffic on the highway which spills over to South Highway 40. I can't imagine the chaos that will result in the addition of more cars to the Schoettler and South Outer 40 intersection.

Too often there is an accident on Highway 40 near the Timberlake Manor Parkway; some resulting in fatalities. Please protect lives and the natural environment by keeping this area single-family zoning.

Respectfully,

Diane W. Henderson
14780 Timberbluff Drive
Chesterfield, MO 63017
636-532-1754

Jessica Henry

From: mark.j.stegmann@wellsfargoadvisors.com
Sent: Sunday, July 31, 2016 2:35 PM
To: Jessica Henry
Subject: Apartments Near Schoettler Road

I am writing to let you know my opposition to the apartments near Schoettler and Highway 40.

I realize the developers are stating the apartments will not have access to Schoettler. That may be true now but once the zoning is changed I believe the apartment complex will gain access to Schoettler. Based on the most recent development at the intersection of Clayton and Schoettler I don't believe that developer told you he was going to clear cut all the trees and let the neighbors live with a mud pit for 2 plus years. That corner looks like an atomic bomb hit it. They have a huge erosion problem as evident by the wattles, mud run off and straw they recently put down.

I understand retail business owners want apartments and that's fine. Just locate them somewhere else such as on Lydia Hill or in Chesterfield Valley where all the retail business is located.

I live in the Brook Hill Subdivision and I don't any neighbor who wants these apartments built.

Thanks

Mark

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: Stephen Henderson <sjhend48@charter.net>
Sent: Monday, August 01, 2016 7:49 AM
To: Jessica Henry
Cc: 'Steve Henderson'
Subject: Development at Schoettler and South Outer 40

To Whom It May Concern,

I am writing to express my opposition to the rezoning and proposed development at Schoettler and South Outer 40 roads. I join with the over 1250 other concerned residents opposed to this project (PRESERVE SCHOETTLER).

In a broad sense this project does not appear to be consistent with the goal of the Planning Commission to preserve existing neighborhoods. From a personal standpoint there are several specific reasons I am concerned about this project:

This area from the parkway to Highway 141 is already a heavy traffic area and site of numerous accidents. Adding multiple-family residences will increase traffic congestion and add to an already dangerous situation.

Should the property be rezoned a developer could revise the original concept or plan. While I do not know the work of the developer or if this would be a possibility the current BBB rating of the developer gives me some concern in regard to future actions

It is my understanding that there is also a contingent contract on additional property in the area that could result in even broader issues should rezoning actually take place.

I believe that the zoning of this property should stay consistent with the single family homes in this part of the community.

Respectfully,

Stephen J. Henderson
14780 Timberbluff Dr.
Chesterfield, MO 63017
(636) 532-1754 sjhend@alum.wustl.edu

RECEIVED
AUG -1 2016
City of Chesterfield
Department of Public Services

1543 Yarmouth Point Drive
Chesterfield, MO 63017
27 July 2016

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Dear Jessica Henry,

I have lived in Chesterfield for 10 years, and I am a long-distance cyclist. I often ride on Schoettler Road which, due to the lack of a shoulder, is dangerous at best. There is already a new subdivision going up on Schoettler and Clayton. I understand there is now a plan to rezone for a high-density apartment complex on 40/64 and Schoettler. The net effect of this is that the number of cars on Schoettler will increase dramatically which will significantly increase the risk to cyclists. The increase in cars on the outer road will also make it harder to leave the Chesterfield Hill subdivision during my morning commute.

Chesterfield is a lovely region with lots of green space. Despoiling the natural beauty will lower property values, encourage long-time residents to move further west, and promote sprawl. I encourage you to stop this ill-conceived project.

Sincerely,



Richard Ihnat

RECEIVED
AUG - 1 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 Jatrin Matejcek, a Chesterfield resident living at
1573 FOXHAM 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.

I join with over 1,000 other residents to oppose this apartment development.

The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states:

- 1) 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;
- 2) multiple-family residences are typically, physically, and visually, isolated from single-family residences;
- 3) the goal of the Planning Commission to preserve existing neighborhoods.

Our opposition is also based on these facts:

- The loss of neighborhood and community character
- Density of area is not appropriate
- Increased traffic congestion adding to an already dangerous situation
- Domino effect in light of contingency contract on additional property
- This is not Luxury. Only 10% have 'garages' or covered parking. Three story buildings without elevators.
- Mills Properties has an F rating with BBB.

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.

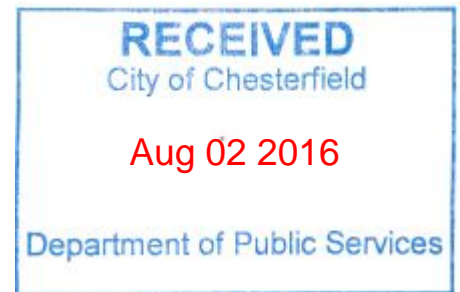
Respectfully,
Jatrin Matejcek

Phone: 636-532-2832

E-mail: pmatejcek@chester.net

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: Jessica Henry

From: Preserve Schoettler Residents: 1,400 Members Strong and Growing!

Date: August 2nd, 2016

Letter of Opposition

**P.Z. 03-2016 40 West Luxury Living
(KU Development LLC) R1, R2, NU to R6 Rezoning**

The Proposed Development Will Cause
Increased Safety and Crime Issues in the Area at Schoettler
& South Outer 40 Roads.

Supporting Argument/Evidence

The plans for this development include building 280 apartments, comprised of nearly 600 residents and parking spaces for 500 automobiles.

This location is adjacent to the I-64 on-ramp, and will place all automobiles from the complex onto Eastbound South Outer 40 Road, as they enter and exit. This will further add to congestion along South Outer 40 Road, especially during peak travel hours.

- The Timberlake Manor interchange will have significantly more traffic and become more congested for those residents wanting to travel west on I-64.
- This will further add congestion at the Woods Mill Road/I-64 interchange for those residents wanting to travel east on I-64.
- Southbound Woods Mill Road will also be negatively impacted for those residents traveling to shop at the Woods Mill & Clayton Road intersection.
- This will increase the travel time and safety hazards for everyone living off of South Outer 40 Road and those residents that routinely use this highway on-ramp.

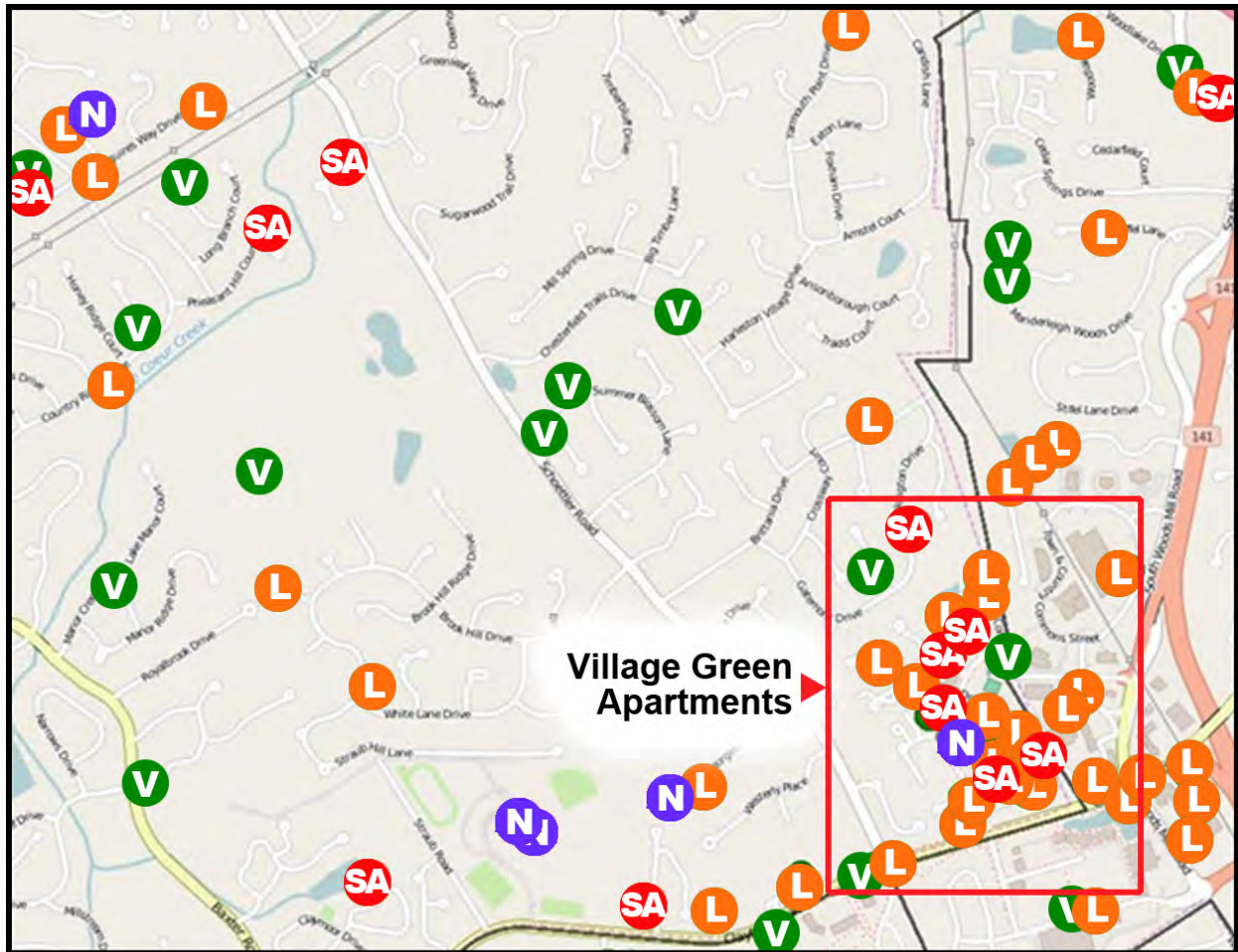
This development is located in too close proximity to the Eastbound I-64 on-ramp making this area dangerous to the 600 tenants living in these apartments. The tenants will be subject to pedestrian accidents caused by fast moving traffic entering the highway or trying to avoid the highway, by taking the South Outer Road.

This traffic situation will jeopardize the safety of everyone traveling and living nearby. In fact, all roads surrounding this development site will be at risk for significantly more traffic related issues.



The St. Louis County police crime statistics clearly shows that large concentrations of residents cause increased crime. The concentration of 600 residents in a 14.3 acre apartment complex will also cause an increased number of police calls, as evidenced by the statistics below.

These increased crime statistics are not consistent with the existing crime from the single-family homes in our community. This is a negative impact to our community that is only caused by introducing too many tenants in such a small area. This does not benefit our neighborhood.



- Key:
- AG** Aggravated Assault
 - SA** Simple Assault
 - N** Narcotics
 - L** Larceny
 - V** Vandalism



Recommendation

We, the concerned citizens of Chesterfield, listed below, demand that you **Vote against** the rezoning proposal due to the safety and crime concerns we have regarding this development.

We expect you to place the concerns of existing residents along Schoettler Road foremost in your minds and not support an unsafe proposal.

We also expect that you do not support an unsafe living environment for new tenants of this development. It is the responsibility of all decision makers to ensure safety hazards are not created due to oversight or planning errors.



Robert Abbott
Amy Adam
Gregory Adam
Shannon Adlabi
Julie Adzima
Jerry Adzima
Laura Ahlheim
Stephen Ahlheim
Jennifer Ahmad
Syed Ahmad
Shreejana Akhikari
Anne Alabach
Mary Alabach
Jennifer Albritton
Una Amend
Linda Amundsen
Diana Anderson
Toren Anderson
Cullen Andrews
Jeanne Andrews
Lauren Angelo
Mark Arciszewski
Denise Ashcroft
Bob Atchison
Marina Atchison
Abdul Bah
Rasha Bah
Darren Bahr
Doyle Baker
Linda Baker
Andrew Ballesteros
Eric Ballesteros
Jerry Ballesteros
Sharon Banner
John Barber
Mary Barber
Barry Barber
Susan Barber
Louise Barnes
Carolyn Barnes
Bob Barnes
Shari Baron
Diane Barone
Cathy Bateman
Mike Bateman
Sheldon Beck
Susan Beck
Randall Beckham
Elizabeth Becks
Tom Becks
Janie Bedwell
Robert Bedwell
Patricia Benbenek
Robert Benbenek
Mark Bengard
Cindy Bennington

Christopher Benton
David Berg
Julieann Berg
Barbara Berger
Richard Berger
Joe Bergesch
Michelle Bergesch
Mary Bergjans
Bruce Bernstein
Laura Berry
Amy Bertelson
Heidi Bhatia
Sanjiv Bhatia
Lois Biggs
Michael Biggs
James Billingsley
Lilly Billingsley
Paul Biolchini
Donna Biolchini
Joan Bishop
Schmidt
Jordon Black
Jo Ann Black
David Blatt
Marcie Blatt
Frank Bleyer
Amy Blickensderfer
Carol Blood
Marsha Boedeker
Robert Boedeker
James Bolin
Jim Bolin
Jeff Bone
Amy Bonnett
Bonita Bono
Frank Bono
Amy Borlin
Donna
Bosenbecker
Raymond
Bosenbecker
Rene Bouchard
Kathleen Boudreau
Matthew Boyd
Laura Boyd
Betsy Breckenridge
Dan Breckenridge
Dawn
Bredenkoetter
Ingrid Bremer
Mark Bremer
Betsy Brenban
Bea Brennan
Judy Brennan
Jim Brennan
Derrick Brooks

Monica Brooks
Laura Browder
Raymond Browder
Mackenzie Brown
Erasmus Brown
Steve Brown
Charles Bruce
Nancy Bruce
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Tom Bruemer
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Gracie Buchanan
Heather Buchanan
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Rita Buesse
Jacob Buffa
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Rich Buffa
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Bill Bumberry
Kathy Bumberry
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Kirstine Bunn
Dale Bunnell
Shirlene Bunnell
Ashley Bunton
Evan Bunton
David Burke
Lily Burke
Lucy Burke
Barbara Burnside
Kathryn Busch
Erika Capes
James Capes
William Carey
Stacy Carey
Bob Carlson
Joan Carlson
Ashley Carr
Matt Carr
Michele Carter
Alex Carter
Joseph Carter
Nancy Carter
Lauren Cassimatis
Michael Cassimatis
Bo Chaloupek
Marcela Chaloupek
Robin Charles
David Chassin

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Tingting Chen
Zhoumou Chen
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Jayne Chong
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Raul Clarin
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Richard Dreyfus
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Maureen Duggan
Megan Duggan-White
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Kathleen Durney
Robert Durney
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Marjorie Eckert
Andrew Edelman
Terry Egan
Ronald Eisenberg
David Eisenstein
Lisa Eisenstein
Robert Ellis
Shawn Epstein



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 Helen Etling
 Thomas R Etling
 Chris Evans
 Karen Evans
 William Evans
 Thomas Eysell
 Carmen Fabella
 Virillio Fabella
 Dwight Failoni
 Michael Failoni
 Sherri Failoni
 Darlene Falast
 Dennis Falast
 Mark Falast
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 Kurt Fatzinger
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 Michele Feltz
 Betsy Ferdman
 Michael Ferdman
 Thomas Ferdman
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 Jeanne Fike
 Rachel Fike
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 Richard Filcoff
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 Robin Finkenkiller
 William
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 Cindy Fisher
 Max Fisher
 Mindy Fitter
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 Fitzgerald
 Julie Fitzgerald
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 Michael Fleissner
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 Ralph Fluchel
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 Joan Forrest
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 Lydia Frank
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 Howard Friedman
 Lynn Friedman

Carol Friedman
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 Shaul Ganel
 Gina Garbo
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 Pamela Gehbauer
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 John Glickert
 John Glickert Jr
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 Steve Gorman
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 Maya Grach
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 Lisa Grasse
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Joan Green
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 John Green
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 Tami Green
 Karen Greenberg
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 Rebecca Greer
 Betty Grogan
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 Terry Grogan
 Christine Grogan
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 Pat Gross
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 Melissa Bream Guz
 Ron Guz
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 Will Hack
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 Eric Hannah
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 Michelle Harrell
 Mike Harrell
 Katherine Harrison
 Edgar Hartzke
 Joanmarie Hartzke
 Beth Hastings

Cynthia Heath
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 Melissa Hoehn
 Carla Hoenig
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 Andrew Hoffman
 Dana Hoffman
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 Shannon Hoffmann
 Barth Holohan
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 Lamees Horani
 Dale Hotard
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 Darla Huelskoetter
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 Matthew
 Huelskoetter
 Julie Huetsch
 Randy Huetsch
 Chris Hughes
 Dennis Huighe
 Karen Huighe
 Colette Hunsucker
 Bryan Hunt
 Mulima Nawa- Hunt
 Matt Husband

Teri Igel
 Marsha Isaac
 Terry Isaac
 Carol Isaak
 Russell Isaak
 Michael Israel
 Steve Israel
 Inigo Iturri
 Victoria Iturri
 Jennie Iverson
 Scott Iverson
 Amanda Jackels
 Charles Jackels
 Ann Venegoni-
 James
 Dorian Jamison
 Shayla Jamison
 Patricia Jamjoom
 Tom Janick
 Kelly Jenkins
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 Bruce Johnston
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 Reeya Joseph
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 Douglas Joslin
 Katherine Joslin
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 William Kallaos
 Janet Kammeyer
 Jennifer Kane
 John Kane
 Michael Kane
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 Eugenia Kardaris
 Valentina Karpman
 Menashe Kattan
 Bennett Keane
 David Keane
 Hannah Keane
 Kristin Keane
 Toby Keane
 Bob Kearns



Brendan Kearns
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Gregory Kearns
Janice Kearns
Mike Kearns
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R. Kemp
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Manju Khosla
Kelly Kile
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Patti Kirschbaum
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William Kline
Conner Kloepfel
Michele Kloepfel
Lorraine
Klostermann
Paul Klostermann
Ken Klump
Mary Klump
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Terry Koebbe
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Morgan Koenig
Dorjean Komlosy
Jim Komlosy
Carolyn Komosny
Neil Komosny
Pam Korn
Ann Kozminske
Ron Kozminske
Jessica Krafcik
Steve Krafcik
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Lawrence Krumrey
Linda Krumrey
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Lori LeDuc
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Jeff Lieber
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Stephanie Lieber
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Marlena Light
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Alexander Lionelli
Gerald Lionelli
Daniel Lischwe
Marlene Lischwe
Martha Litzsinger
Xuegang Liu
Robert Livergood
Sandra Livergood
Sarah Livergood
Mary Christine
Livergood
Robert Livergood
Austin Lockhart
Julia Lockhart
Steve Lockhart
Austin Loeffler
Kelli Loeffler

John Long
Julie Long
Daphne Lopes
Maureen Lordo
Michael Lordo
Eric Lowenstein
Susan Lowenstein
Gary Ludwinski
Joshua Ludwinski
Rob Ludwinski
Becky Luethy
Claire Luethy
David Luethy
Samuel Luethy
Susan Luina
Trey Luina
Chen Luo
Hezhong Ma
Ed Madden
Gary Madsen
Margaret Madsen
Sarah Madsen
Sheila Madsen
Linda Maguire
Lisa Mahiger
Michael Mahoney
Kristen Main
Jill Malen
Jim Malen
Stephen Malyszko
Elizabeth Mannen
Diane Mao
Mary Lou March
Francis Marchiony
Brian Markus
David Martin
Rickey Martin
Patricia Martin
Donna Martinez
Herman Martinez
Adam Mason
Lauren Mason
Maria Massey
Mike Massey
Mary Ann
Mastorakos
Kathryn
Mastorakos
Steve Mastorakos
Dennis Maxey
Renee Maxey
John McCarthy
Stephanie
McCarthy
Cathy McClarnan
Clifford McClure Jr

Michael McDonald
Brian McGinnis
Owen McKinley
Sara McKinley
Elizabeth McKinley
Donald McKinnis
Donna McKinnis
Colin McPherron
Mike Meara
Monica Meara
Carol Medwin
Glenn Medwin
Rebecca Medwin
Nancy Mehan
Gary Meier
M. Christine Meier
Janis Meisenholder
Jay Meisenholder
Alex Menz
Shari Menz
Zach Menz
Nancy Merritt
Christopher Mertz
Kimberly Mertz
Linda Meyers
Ronald Meyers
Robert Meyers
Chris Mezines
Mary Mezines
Jim Middleton
June Middleton
Patti Miller
Ronald Miller
Dennis Miller
Dan Miller
Pam Miller
Eric Miller
Ivan Miller
Max Miller
Pam Miller
Jan Misuraca
Vince Misuraca
Kourosh Mobil
Moe Mobil
Susan Moenkhaus
Daniel Mohrman
Pat Mohrman
Susan Mondello
Charles Montani Jr
Sung Ho Moon
Judith Moore
Michael D Moore
Tchule Moore
Timothy Moore
Tommy I Moore
James Moore

Patricia Moore
Edde Morgan
Stephanie Morgan
Julie Moriarity
Steve Mueller
Irene Mueller
Joyce Mungenast
Thomas
Mungenast, Jr
Ben Murphy
Betsy Murphy
Deanna Muzik
Paul Muzik
Susan Nagarkatti
Chafic Naufel
Ghadir Naufel
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Laura Nolan
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Eileen Orbals
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Maggie
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Namita Paranjothi
James Parcher
Paula Parcher



Rory Paul
Laura Paulsell
Matthew Paulsell
Catana Pearson
John Pearson
Donna Pecherski
Emily Pecherski
Henry Pecherski
Mary Peterson
Danielle Petty
Morgan Petty
Barb Phillips
Robert Phillips
Mary Piccirilli
Tom Pierce
Alex Pinder
Karlle Pinder
Edwin Piromsuk
Natalie Piromsuk
Jeanette Piromsuk
Komson Piromsuk
Vannee Piromsuk
Ilene Pokres
Sheldon Pokres
Lynn Politte Haack
Lisa Powers
Ruby Poznick
Jordan Poznick
Stacy Poznick
Jip Prapaisilapa
Alan Pratzel
Mae Pratzel
Alan Prelutsky
Stacey Prelutsky
Christopher
Preston
Jessica Preston
Rosemarie
Priesmeyer
Lois Protopsaltis
Spiros Protopsaltis
Staci Pruitt
Thomas Pullen
Anne Quade
John Quade
Lynn Queenen
Suzanne
Queenen
James Quicksilver
Susan Quinn
Anwer Rahman
Debbie Raisher
Eric Ramos
Kathleen Rauscher
Susie Reeves
Cathy Reeves

Tim Reeves
Catherine Regni
Linda Reid
Christine Reimers
David Reimers
Curtis Reis
Faraby Reis
Judy Reissing
Howard Reynolds
Brent Ribble
Nanette Rice
Linda Rich
Renee Richards
Lori Riti
Robert Riti
Felipe Rivera
Kimberly Rivera
Warren Rix
Carrie Roberts
Lora Roberts
Janet Robey-
Schwartz
Avigail Rosenzweig
Leslie Rothrock
William Rothrock
Brenda Routsong
Mary Roy
Cathy Rozzell
Peter Rozzell
Rose Rudolph
Samuel Rudolph
Jerome Rueckert
Ryan Rueckert
Stephanie Rueckert
Diana Runge
Mike Rutherford
Polly Rutherford
Julie Ryan
Shawn Ryan
Dennis Saffa
Joyce Saffa
Joe Sainato
Camille Samson
Andrey Samsonov
Natalia Samsonov
Leda Sander
Gail Scannell
Phyllis Schaffler
Julianne
Scharfenberg
Randy
Scharfenberg
Carolyn Schaub
Daniel Schaub
Mark Schenberg
Stacy Schenberg

Dan Schiller
Lynn Schiller
Karen Schmalz
Kimberly Schmalz
Lynn Schmidt
Margaret Schmidt
Robert Schmidt
James Schmidt
Melissa Schmidt
Richard Schmidt Jr
Teresa Schmitt
Marty Schnaare
Keith Schneider
Jeff Schneiderman
Jodi Schneiderman
David Schoemehl
Theodore Scholtz
Albert Schott
Alice Schott
Adeline Schraier
Steve Schreiter
Terry Schreiter
Jan Schultz
Diane Schunk
Donald Schunk
Diane Schunk
Donald Schunk
Nancy Schuster
Martin Schwarze
John Schweitzer
Mary Ellen
Schweitzer
Judy Sclair-Stein
Tina Sclair-Stein
Andrea Seavey
Geoffrey Seavey
Homer Sedighi
Margaret Sedighi
Deborah Sellers
Cheryl Sept
Bob Serben
Neil Shapiro
Mary Sharamitaro
Cynthia Shedd
Ross Shelledy
Andrew Shenberg
Claire Shenberg
Gary Sherman
Janice Sherman
Warren Sherman
Rebekah Sherman
Richard Sherman
Caryn Shuler
Randy Shuler
John Shuman
Amanda Sidney

Patrick Sidney
Rick Siebert
Dennis Silva
Fawn Silva
Andre Silvanovich
Sheila Silvanovich
Vivek Sinha
Debbie Skelly
Lauren Skelly
Mark Skelly
Julie Skrainka
Thaddea Slabaugh
Susan Smart
Denise Smith
Mark Smith
Charles Smith
Megan Smith
Paul Smith
Michael Solom
Jillian Solom
Rebecca Soltysiak
Darrell Songer
Krista Souders
Thomas Souders
Jacquelyn
Spellmeyer
Jim Spellmeyer
Joseph Spellmeyer
Kathryn Spellmeyer
Jim Spillers
Pat Spillers
Sally Sprowls
David Sprowls
Jaime Sprowls
Jeanne Staley
Candace Stallone
Nicholas Stamos
Thomas Stamos
Jennifer Stecher
Mark Stegmann
Christian Stein
Cindy Steiner
Ronald Steiner
Brian Steiner
Cathy Steiner
Cliff Steiner
Nick Stepaniuk
Marsha Stevenson
Craig Stewart
Holly Stewart
Kim Stinnett
Vess Stoimenov
Dean Stoneman
Diana Stoneman
Don Stookey
Brian Strange

Pat Strange
Gregory Strinko
Janice Strinko
Bev Strothkamp
David Strothkamp
Tiangong Sun
Camala Sunarto
David Sunarto
Fred Sussman
Melissa Sutherland
Brad Swallow
Laura Swallow
Carsen Swallow
Scott Swindells
Mark Swyers
Stacy Tackens
Cheryl Tahlier
Ted Tahlier
James Talbot
Tatsiana Taranda
Zach Tarter
Dennis Taylor
Shara Taylor
Danielle Tevlin
James Tevlin
Jeanne Tevlin
Sandra Thal
Kathy Thoele
Ken Thoele
Tresa Thomas
Toby Thomeczek
John Thompson
Xiaofang Tian
Jeffrey Todd
Carrie Trammell
Stephen Trammell
Paul Travers
Kathryn Trimarke
Rob Trimarke
Blake Trivundza
Boris Trivundza
David Trompeter
Maureen
Trompeter
Courtney Tucker
Steve Tucker
Sharon Tureen
Bryan Turken
Theresa Turken
Kelli Unnerstall
Victoria Van
Horsen
June Van Klaveren
Larry Van Klaveren
Joe Vanleunen
Brenda Varga



Reginald Varga
Debra Vermillion
Tony Vermillion
Randy Versheldon
Diane Vierling
Robert Vierling
Kathleen Von
Minden
Pete Von Minden
Peter Von Minden
Brad Wachler
Melissa Wachler
Tiffany Wachter
Jan Wacker
Robert Wacker
Carol Wagner
Don Wagner
Chris Wagner
Mary Wagnitz
Michael Wagnitz
Don Waldman
Kathy Waldman
Genevieve Walker
James Walker
David Wallace
Amy Wallis
Barry Wallis
Melissa Walsh
Mary Lee Walter
Chunlei Wang
Marilyn Warren
Martin Warren
Andy Wasserman
Julia Wasserman
Karen Wasserman
Janet Wasylczak
Gary Watson
Laura Watson
AnneMarie Watts
William Watts
Holly Weber
Nick Weber
Jerry Weir
Linda Weir
Howard Weisel
Marsha Weisel
Jeff Weisman
Angie Welch
Tim Welch
Jason Welker
Melissa Welker
Loretto
Wemhoener
Russell Wertz
Sandy Wertz

Emmy Lynn
Whalen
Michael Whalen
Janet Wheatley
Leo Whiteside
Patricia Whiteside
Judith Wiegers
Deborah Wiese
Mike Wieser
Susan Wieser
Cindy Wiggins
D. Sharon Willeat
Todd T Willeat
Cathy Williams
Thomas Williams
Janet Williamson
John Williamson
Donna Willis
George Willis
Karen A Willmann
Mary Wilmering
Kimberly Wimmer
Madison Wimmer
Steve Wimmer
Sharon Winget
Terry Winget
Anne Wirthlin
Jordyn Wolf
Lauren Wolf
John Wood
James Wotruba
James Wright
Michelle Wright
Amy Wright
Bob Wulfers
Fran Wulfers
Kara Wunderlich
Kurt Wunderlich
Peggy Yanover
Timothy Yazawa
Sherry Yazdi
Tod Yazdi
David Young
Brad Young
Carol Young
Jenny Yuan
Fariba Zabetian
Sabu Zacharias
Tatiana Zagorovski
Liming Zhou



Jessica Henry

From: Ken Osbourn <kenosbourn@sbcglobal.net>
Sent: Wednesday, August 03, 2016 4:09 PM
To: Jessica Henry
Subject: Schoettler Apartment Rezoning

To KU Development and Mills Properties request for rezoning at Schoettler and South Outer 40 To Whom It May Concern:

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development project, at Schoettler and South Outer 40 roads. I join with over 1,250 other concerned residents to oppose this apartment development.

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;
- The goal of the Planning Commission is to preserve existing neighborhoods.

My opposition is also based on these facts:

- The loss of neighborhood and community character.
- Increased traffic congestion adding to an already dangerous situation.
- Domino effect in light of contingency contract on additional property.
- Once the property is rezoned, a developer can change the original concept or plan.
- Density of the area is not appropriate.
- Mills Properties has an F rating with BBB.

WHY DO WE EVEN HAVE ZONING LAWS, IF A PROPERTY OWNER CAN JUST COME IN AND TRY TO INVALIDATE THEM?
WHY WOULD YOU ALLOW A DEVELOPER WITH AN "F" BBB RATING?
WE HAVE A LOVELY COMMUNITY AND DO NOT NEED THE CRIME AND TRAFFIC CONGESTION ASSOCIATED WITH MULTI-FAMILY DWELLINGS.

Keep the Single-Family zoning. Only Single-Family construction fits this neighborhood and community.

Respectfully,
kenosbourn@sbdglobal.net
A 40 year resident of Chesterfield.

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: Timothy J Gossett <t-gossett@sbcglobal.net>
Sent: Wednesday, August 03, 2016 3:34 PM
To: Jessica Henry
Subject: Opposition to Rezoning at Schoettler

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Henry,

I wanted to voice my concern over the proposed rezoning at Schoettler and South Outer 40. My family moved into Brook Hill Estates subdivision over three years ago and one of the attractions for our family was the low residential density and feel of Schoettler road. In my opinion, further developing Schoettler road with multi-family residences will degrade the community character. I realize that economic development of community resources is a good thing in general. However, I would rather that it would not be developed with the goal of maximizing the number of residents through multiple-family housing or expansive residential single family home developments. Please consider preserving the green spaces along Schoettler as you develop your long term plans.

Thank you for your consideration.

Respectfully,

Tim Gossett



LETTER OF OPPOSITION

to KU Development and Mills Properties request for rezoning at Schoettler and South Outer 40

RECEIVED
AUG - 3 2016
City of Chesterfield

To Whom It May Concern:

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development project, at Schoettler and South Outer 40 roads. I join with over 1,250 other concerned residents to oppose this apartment development.

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;
- The goal of the Planning Commission is to preserve existing neighborhoods.

My opposition is also based on these facts:

- The loss of neighborhood and community character.
- Increased traffic congestion adding to an already dangerous situation.
- Domino effect in light of contingency contract on additional property.
- Once the property is rezoned, a developer can change the original concept or plan.
- Density of the area is not appropriate.
- Mills Properties has an F rating with BBB.

Other I think you will lose alot of good tax paying residents. It is proven that apartments bring more crime & noone wants that near them.
Keep the Single-Family zoning. Only Single-Family construction fits this neighborhood and community.

Respectfully,
Name

Dani Toney

Address

14847 Straub Hill Lane

Phone:

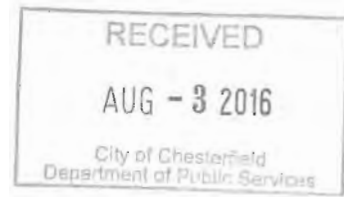
636-386-0793

E-mail

DaniToney@chester.net

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

August 3, 2016



LETTER OF OPPOSITION

to KU Development and Mills Properties request for rezoning at Schoettler and South Outer 40

To: Jessica Henry

Planning and Development Services Division City of Chesterfield

690 Chesterfield Parkway West

Chesterfield, MO 63017

jhenry@chesterfield.mo.us

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development project, 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;

The goal of the Planning Commission is to preserve existing neighborhoods.

My opposition is also based on these facts: Increased traffic congestion adding to an already dangerous situation.

- The Timberlake Manor interchange will have significantly more traffic and become more congested for those residents wanting to travel west on I-64.
- This will further add congestion at the Woods Mill Road/I-64 interchange for those residents wanting to travel east on I-64.
- Southbound Woods Mill Road will also be negatively impacted for those residents traveling to shop at the Woods Mill & Clayton Road intersection.
- This will increase the travel time and safety hazards for everyone living off of South Outer 40 Road and those residents that routinely use this highway on-ramp.

This development is located in too close proximity to the Eastbound I-64 on-ramp making this area dangerous to the 600 tenants living in these apartments.

Once the property is rezoned, a developer can change the original concept or plan.

Density of the area is not appropriate.

Mills Properties has an F rating with BBB.

Keep the Single-Family zoning. Only Single-Family construction fits this neighborhood and community.

Respectfully,

A handwritten signature in black ink, appearing to read "Robert Laurence".

Robert Laurence

2133 White Ln Dr

Chesterfield, MO 63017

Jessica Henry

From: rsoltysiak13@aol.com
Sent: Wednesday, August 03, 2016 5:11 PM
To: Jessica Henry
Subject: Rezoning Schoettler

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Henry:

I am a resident of Chesterfield and live in a subdivision very close to the intersection of Schoettler and South Outer 40. I strongly oppose the rezoning of the parcel of land at Schoettler and S Outer 40 for a huge apartment complex to be built there. My reasons are as follows:

- 1.) The entrance ramp and S Outer 40 are heavily traveled and used in the morning and afternoon rush hours. Traffic is either backed up or at a stand still every day!!!! This causes delays in commuting to work for those of us who use this route daily. The addition of 300 plus apartments will add an additional 300-500 plus commuters to an area that is already difficult to travel.
- 2.) Apartment dwellers are generally a transient population who do not stay in the area long. This lends itself to the possibility of having undesirable people of character move into the city of Chesterfield or to people who have no interest in the issues of concern that home owners would have!!! We credit and publicize our city as one of the safest places to live in Missouri. I would like that designation to continue to be a label for Chesterfield.
- 3.) The city of Chesterfield has also been recognized by various organizations as the city of trees!!!! An apartment complex in the proposed location will destroy the beauty of trees and habitat that live there presently.
- 4.) There is already a large apartment complex located less than a quarter of a mile west of Schoettler and S outer 40, Schoettler Village Apartments. Schoettler Village has 300 apartments, adding another 300 apartments such a short distance away makes absolutely no sense!!!!

I am hopeful that you and other members of the board will stop the rezoning of any proposed apartment complexes in Chesterfield. Thank you for reading my email.

Rebecca Soltysiak
1830 Shadywood Ct
Westfield Farm Subdivison
Chesterfield, Mo 63017
314-973-9174

Jessica Henry

From: Andersen, Page Ann <paande@eastman.com>
Sent: Wednesday, August 03, 2016 5:23 PM
To: Jessica Henry
Subject: LETTER OF OPPOSITION to KU Development and Mills Properties request for rezoning at Schoettler and South Outer 40

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Jessica,

I am writing to express my opposition to the proposed rezoning and development project, at Schoettler and South Outer 40 roads. I am bummed at the pockets of development around Chesterfield over the last couple years (NW corner of Schoettler and Clayton, land behind Schnucks off 141 and south of Chesterfield mall).

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;
- The goal of the Planning Commission is to preserve existing neighborhoods.

My opposition is also based on these facts:

- The loss of neighborhood and community character.
- Increased traffic congestion adding to an already dangerous situation.
- Domino effect in light of contingency contract on additional property.
- Once the property is rezoned, a developer can change the original concept or plan.
- Density of the area is not appropriate.
- Mills Properties has an F rating with BBB.

Please keep the single-family zoning. Only single-family construction fits this neighborhood and community.

Respectfully,
Page Andersen
2146 White Lane Drive
314-817-4432
paande@eastman.com

Jessica Henry

From: Ben Bresnahan <benbrez@msn.com>
Sent: Wednesday, August 03, 2016 7:42 PM
To: Jessica Henry
Subject: Rezoning at Schoettler and South Outer 40

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Jessica,

I own a condominium within the Conway Cove development, at 70 Conway Cove.

There are 54 condominiums in this development on 13 acres.

I cannot imagine allowing 280 residences on 14 acres of property at Schoettler and South Outer 40.

The density of this proposed development would be almost 5 times that of Conway Cove. We have trouble finding parking for guests at Conway Cove as it is.

This development would create a nightmare. That density does not allow for a quality development.

Sincerely,

Ben Bresnahan
benbrez@msn.com



LETTER OF OPPOSITION

to KU Development and Mills Properties request for rezoning at Schoettler and South Outer 40

To Whom It May Concern:

As part of PRESERVE SCHOETTLER, I am writing to express my **opposition to the proposed** rezoning and development project, at Schoettler and South Outer 40 roads. I join with over 1,250 other concerned residents to oppose this apartment development.

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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My opposition is also based on these facts:

- The loss of neighborhood and community character.
- Increased traffic congestion adding to an already dangerous situation.
- Domino effect in light of contingency contract on additional property.
- Once the property is rezoned, a developer can change the original concept or plan.
- Density of the area is not appropriate.
- Mills Properties has an F rating with BBB.

Other _____

Keep the Single-Family zoning. Only Single-Family construction fits this neighborhood and community.

Respectfully,

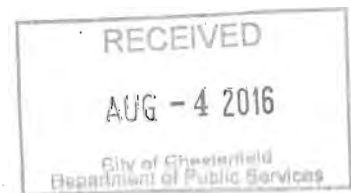
Name Thomas P. Shaner, Jr.

Address 14549 Exton Lane Chesterfield, MO 63017

Phone: 314-724-5022 E-mail tshaner@theprivatebank.com

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: Michael S. Pappas <mspappas@charter.net>
Sent: Friday, August 05, 2016 6:25 AM
To: Jessica Henry
Cc: gln55@prodigy.net
Subject: Apartment Complex at Schoettler

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Henry:

Although I no longer live off Schoettler, I live not far away and have many friends who do live close to the proposed apartment development at Schoettler and South Outer 40, including a cousin. I still live close enough to care, and I do. There are several reasons why I strongly oppose the development.

- Conflict with the area – this is a single-family area, with the most density confined to fee-simple attached homes. This should be the extent of any development.
- Conflict with the stated city guidelines regarding placement of such developments
- Conflict with load capabilities of existing state/federal infrastructure (outer road and overpass capacities)
- Conflict with established safety records of even less-dense apartment complexes in the area; this promises to be even more crime-ridden, as it will be more dense
 - Why have such statistics if they are summarily ignored?

ADDITIONALLY, AND PERHAPS MORE IMPORTANTLY:

- Erosion of confidence in city officials – why even have stated guidelines for residential development when one-off developments go so much against policies? Existing homeowners have depended on in their investments in the area, which is clearly more of a commitment than any apartment dweller.
 - The development across from the Target store is a great - and very recent – example of this. Town & Country has (very snobbish) rules on size of lot and exterior material content, as well as other requirements, all of which were circumvented in this development. I have not spoken to a single person that likes that development, pushed through by a large, out-of-town developer with power and clout, not to mention a questionable reputation for quality and value.
- This will lead many to wonder, and I say this very carefully but firmly, who is “on the take” here? A big developer sees a bunch of trees and wants to do the “rape-and-scrape”, going so far as to go on the very edge of regulation in manipulation of zoning review and required publication of intent, hoping to “sneak it through” with minimal feedback from those already invested in the area.
 - This is not to imply that there is anything nefarious happening with city officials, but what are people to think, when the dynamics are so very blatant? If you don’t want to sullen your reputation, don’t go up to the edge and think your next action won’t push you over! There is a clear abdication of responsibility here, and God help all of us if legal action ensues over this. I’m not a lawyer and I never want to be, but there are enough in the area for sure, so don’t for a moment think this will not go there.
 - This process has been compromised; there are too many reports of trying to “sneak it through”. There is an accountability issue here, and city officials are at the center of this. And, if they are not, which will only be proven through a painstaking process given events up to now, it is not a good thing when such must be proven.
 - With all the uproar, city officials seem to be working to check boxes in favor of the developer rather than stay true to the people who pay them. IF YOU DON’T WANT PEOPLE TO GET THIS IMPRESSION, THEN WHY ARE YOU GIVING THEM REASON TO THINK THIS WAY?

- We are not Houston, which is known nationally for no zoning guidelines or common sense. Stick to the established guidelines; that's why they're there!
 - There are similar-sized developments right now, one overlooking I-64 west of Brentwood (281 units), which is in a neighborhood formerly an apartment complex, and one at Manchester and I-270 (254 units), which is isolated from any other homes, and they are MAMMOTH. But, those locations are much better suited for such apartment development. At Schoettler, it is an ESTABLISHED neighborhood. What next, a gas station and car wash?

It seems that the burden of proof is being shifted from the developer to the residents. And the residents have not only given solid reasons why they feel as they do, but they have spoken decisively. The burden of proof lies with the developer, and it is clear to me that the developer cannot reasonably provide logical proof.

If city officials have an agenda, such as either preventing or promoting the increase in population of Chesterfield above or below the 50,000 mark, which will change the classification of the city, or see any other benefit or detriment to this or any other proposed development, then the lack of transparency of intent is a clear abdication of responsibility to the people being served – or in this case, not served. If it is a matter of bending to “economic development”, and “highest and best use” reasoning, then state such a case, but don't allow the dynamics that have already surrounded this and continue to plague this matter. As a capitalist myself, I understand well such reasoning. But there is a time and place to yield to this, and Schoettler/South Outer 40 is not the place, and certainly not at this time.

Michael S. Pappas
c-314-973-7799

Jessica Henry

From: Syed Ahmad <omarotr@hotmail.com>
Sent: Friday, August 05, 2016 9:02 AM
To: Aimee Nassif; Jessica Henry
Subject: Schoettler Apartments

Follow Up Flag: Follow up
Flag Status: Flagged

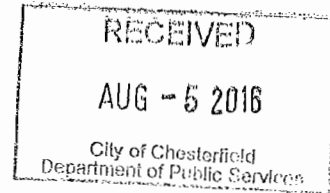
Hello,

This letter is in protest of the proposed change to the single home residential neighborhood of Schoettler Valley. I grew up on Henry Rd., and always dreamed of a time when I could afford a home on Schoettler Rd. Life and time has been good to me, and I live on Greenleaf Valley Dr. and love it. I'd hate to see the valley further disrupted (I'm referring to the post-apocalyptic wasteland at Clayton and Schoettler) by an apartment complex that will destroy any desirability to live in the Valley. Please stop this rezoning. Thank you.

Respectfully,

S. Omar Ahmad, OTD, Ph.D.
Associate Professor, Department of Occupational Science and Occupational Therapy
Saint Louis University
P.I. Virginia Gore NeuroOccupation Lab

Mary S. Mezines
1468 Sycamore Manor Dr.
Chesterfield, MO 63017
636.532.5153



August 3, 2016

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

Dear Ms. Henry,

My home is located in the Sycamore Manor Subdivision located off Schoettler Rd. and approximately a quarter mile from the proposed development. We have lived in our home for 36 years.

I strenuously object to approving rezoning to allow a high density apartment complex at the corner of Schoettler Rd. and the South Outer Rd. This development will permanently alter the character of one of the most sought after neighborhoods in Chesterfield.

Schoettler Rd. runs for nearly 3 miles from Clayton to the Outer Road. Only single family homes can be seen for the entire length of Schoettler. When our subdivision was platted all homes fronting Schoettler were restricted to lots not less than one acre. This obviously was a financial burden for our developer but the character of Schoettler remained intact, a lovely tree lined street of upscale homes on spacious lots.

A large apartment complex of 280 units (or more) located in tall four (4) story buildings with acres of black top parking would be a horrible scar for this neighborhood.

Thirty years ago the residents of what is now Chesterfield incorporated primarily to stop the county government from approving inappropriate developments near single family homes. I mistakenly thought this fight ended thirty (30) years ago.

Please reject the zoning request.

Sincerely yours,

A handwritten signature in cursive script that reads "Mary S. Mezines".

Mary S. Mezines

To Whom it May Concern
As part of Preserve
Schoettler, I am
writing in opposition
to the proposed rezoning
and development at
Schoettler and So. Outer
40 roads. Include me
with the 1250 other
residents opposing this
apartment development.
This plan is not consistent
with the intent of
Chesterfield Comprehensive
Policies that states -
Multiple family residences

are typically, physically
and visually isolated
from single-family residences.
Our goal is to preserve
our neighborhood and
community character.

Increased traffic congestion
is inevitable and dangerous.
The developer can change
the original plan if the
property can be rezoned.
This would lead to inappropriate
density of the area.

Presently this is a ^{beautiful} single
family construction. Please
leave it that way!

Respectfully,

Phyllis Schaffler
14829 Sycamore Manor
Chesterfield, Mo 63011
Phone - 636 5374026

RECEIVED
AUG - 8 2016
City of Chesterfield
Department of Public Services

Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



August 4, 2016

Letter of Opposition to Proposed Rezoning/Development at Schoettler and South Outer 40 Roads

Dear Ms. Henry,

My name is Louise Chauvin. I have been living in Chesterfield at 1572 Yarmouth Point Dr., Chesterfield Hill Subdivision for almost 41 years. My husband and I have seen much development and progress in Chesterfield since moving here.

I am writing to join with over 1250 residents opposing the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

One reason we moved to this particular area of Chesterfield was because of the beauty of the area and neighbors who took pride in keeping this beautiful single-family area within the guidelines of the plans of the City of Chesterfield.

Office buildings, condo, Chesterfield Villas assistant living place, Delmar Gardens nursing home, plus the new additional building of Delmar Gardens now under construction presently exist on North Outer 40 road. South Outer 40, except for the strip mall at South Outer 40 and Old Woods Mill roads which has been there since we moved here, there are only single-family homes along the road. It would seem to me in planning these new apartments, it would be more beneficial and consistent with the City of Chesterfield planning, for them to be built off of the North Outer 40 road.

The traffic volume on South Outer 40 road has increased tremendously in the last several years. There are times when it is very difficult to leave Chesterfield Hill because of the increase in traffic volume. This project would definitely increase the volume of traffic even more.

I notice most of the people who support the rezoning do not live in the immediate area, but are related to, friends of, or business acquaintances of Mr. Thomas Kaiman, co-owner of KU Development.

Thank you for this opportunity to express my opinion.

Sincerely,

A handwritten signature in cursive script that reads "Louise Chauvin".

Louise Chauvin
1572 Yarmouth Point Dr.
Chesterfield, MO 63017-5663
636-532-5185
septsnow1@yahoo.com

Jessica Henry

From: Peg Kiley <pfkiley@gmail.com>
Sent: Monday, August 08, 2016 2:33 PM
To: Barbara McGuinness; Barry Flachsbart; Bridget Nations; Bruce DeGroot; Guy Tilman; Jessica Henry; Karen Roach; Bob Nation; Sue Allen; Tom DeCampi; Aimee Nassif
Cc: Sean Kernan; Tom Pullen; Jay Kirschbaum
Subject: P.Z. 03-2016 40 West Luxury Living

We are opposed to the re-zoning of the Chesterfield land referred to as 40 West Luxury Living.

Royalwood Subdivision is located just east of this land. Our homes are very close to South Outer 40 Drive, with 10 of our 62 residents having their property abut the Outer Drive. South Outer 40 is one-way eastbound. The property development in question has its only exit on the Outer Drive, which means the 300-400 vehicles which will exit that property must pass our subdivision to get anywhere. That is a huge increase in traffic.

The center entrance in our subdivision is a cul-de-sac aptly called Royal Crest Court. South Outer 40 crests at that street. Drivers trying to exit Woodroyal East Drive have a short view of traffic on the Outer Drive now because there is not much distance to the crest of South Outer 40. Trying to make a right turn in front of a larger influx of cars coming over that crest would be a real problem.

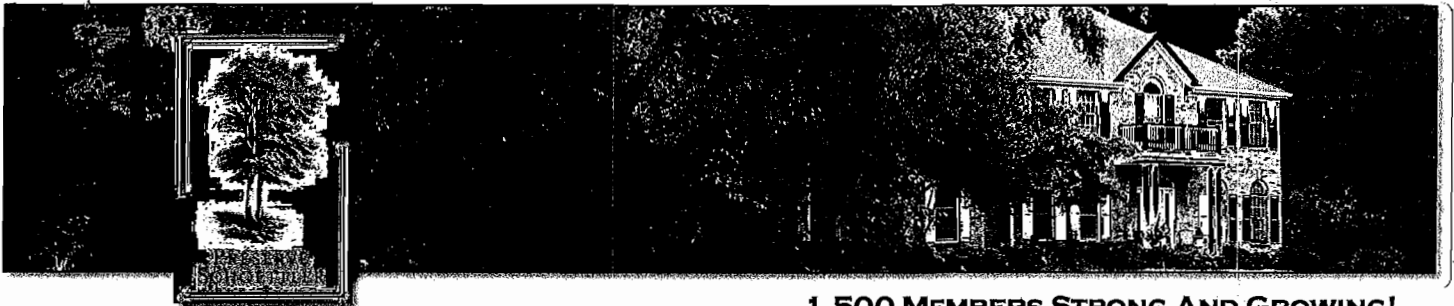
For some time, MODOT has had plans to add a lane to Highway 64 in both directions between Highway 270 and Clarkson. As you are probably aware, that work is almost completed, except for the added eastbound lane between Clarkson and Highway 141. The widening of that section has been delayed until MODOT can get the funding in place. This area of Highway 64 runs past Royalwood Subdivision.

The noise from the highway has been a constant problem for our residents for years, particularly for those 10 homeowners whose property is along the Outer Drive. The plan to widen Highway 64 will bring the noise even closer to those residents. We have lobbied to no avail to get them to build a soundwall by our subdivision when they widen the road. According to their standards, we do not have enough people who are affected by the noise, regardless of the fact that those 10 homeowners are extremely affected.

And now a development is proposed which will send more cars and more noise our way. It would really not be fair to dump all of that additional traffic so close to our subdivision. We have not been successful concerning the soundwalls. Please consider our residents and deny rezoning of the 40 West Luxury living property.

Thank you for your time in considering this situation.

Jim and Peg Kiley
1516 Woodroyal East Drive
636-532-7511

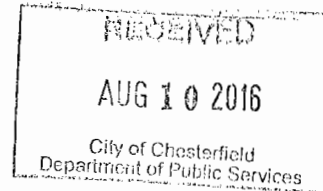


1,500 MEMBERS STRONG AND GROWING!

08-10-16 14:20 IN

August 10, 2016

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



Dear Mayor Nation, Aimee, Jessica, Planning Commission and City Council,

We are submitting our 9th set of names of concerned residents who have electronically signed a petition opposing the rezoning change at Schoettler Road and South Outer 40.

We are aware that KU Development has petitioned the city with a new plan for 40 West Luxury Living by decreasing their apartment complex by 22 apartments and securing an additional 6 acres for what they say will be a preserved area. We are also aware that George Stock of KU Development is meeting with subdivisions and City Council members to convince everyone that these apartments are good for Chesterfield. After all, Mr. Stock has a lot to gain if he can convince you to vote in favor of his apartment development.

The attached petitions represent **1,500 residents who have nothing to gain and much to lose**. Most of us have enjoyed the beauty of our neighborhoods for 15-35 years. We abide by stringent guidelines in our subdivisions and take pride in being Chesterfield homeowners. As homeowners, we continue to state that Schoettler and South Outer 40/64 is **NOT the right location** for an apartment complex. We know you, as well, take pride in Chesterfield. As our elected officials and chosen representatives, we ask that you listen to the concerned Chesterfield residents and put this apartment complex in a location that is already zoned multi-family.

Here are the reasons why - An apartment development on this site violates the letter and the spirit of the Comprehensive Plan; an apartment development is not luxury living when half of it is 150 sq. ft. apartments; the Lochmueller Group Traffic Assessment is flawed; Mills Property has an F rating with BBB and KU Development is a startup company with no history of developing anything. Surely the people of Chesterfield deserve better.

There are now **1,500 residents** who clearly understand why this is not a good. We are not anti-development. We are not anti-apartments. As more and more residents learn about the development, Preserve Schoettler numbers grow with people who believe that this is the **wrong location for an apartment complex**. It is however, the right place for single family condos or villas.

We hope that the Planning Commission will care about the concerns of these residents and tell KU Development that this complex will be better suited for a different location.

We ask each elected Ward member to truly *represent* the residents in their Wards and not the developer.

Sincerely,

PreserveSchoettler.com



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing Single Family Zoning to R6 Multi-Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Joyce	Dear	14818 Brook Hill Dr	Brook Hill Estates	636-220-2620
Michael	Bakalor	2224 Village Green Pky	Village Green Condo	314-630-9381
Marilynn	McGuire	1931 Gatemont	Scarborough	636-394-1647
Mary	Hiendlmayr	14827 Straub Hill Ln	Brook Hill Estates	636-256-9693
Dava	Mcleod	13444 Pompeii Dr	River Bend Estates	573-351-8497
Debbie	Cohen	14786 Greenleaf Valley Dr	Greenleaf Estates	636-537-0540
Sonya	Franklin	14727 Chermoore Dr	Scarborough West	636-386-5806
Jason	Telford	14727 Chermoore Dr	Scarborough West	636-386-5806
Allen	Stocker	15435 Elk Ridge Ln	Schoettler Village	636-633-0517
Tamara Williams-	Reding	1966 Schoettler Valley Dr	Baxter Lakes	636-530-1502
James	Baldanza	14602 Chermoore Mdws Ln	Schoettler Place	314-422-8804
Kelli	Brown	15519 Highcroft Dr	Highcroft Estates	636-627-8272
Bryan	Brown	15519 Highcroft Dr	Highcroft Estates	314-550-6766
Lillyann	Baldanza	14602 Chermoore Mdws Ln	Schoettler Place	636-394-1733
Jennifer	Best	14722 Greenleaf Valley Dr	Greenleaf Estates	636-399-3675
Peter	Deck	14789 Greenloch Ct	Greenleaf Estates	314-495-0002
Kimberly	Davis	14913 Greenleaf Valley Dr	Greenleaf Valley	314-954-4575
Warren	Hoffner	14860 Sugarwood Trail	Sugarwood Trail	314-494-9636
Luann	Hoffner	14860 Sugarwood Trail	Sugarwood Trail	315-494-9634
Robyn	Blanke	14829 Sycamore Manor Dr	Sycamore Manor	314-374-6350
Kevin	Van Cleave	1930 Dovercliff Ct	Scarborough	636-207-8151
Keith	Stuckmeyer	15522 Twingate Dr	Baxter Lakes	314-620-8040
Jessica	Porter	1815 Hollow Tree Ct	Westfield Farm	314-221-7698
Joseph	Donnelly	1917 Dovercliff Ct	Scarborough	314-607-8855
Scott	Asperheim	14634 Big Timber Ln	Chesterfield Trails	314-913-4876



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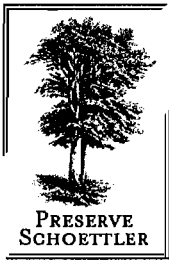
First Name	Last Name	Address	Subdivision	Phone
Ann	Asperheim	14634 Big Timber Ln	Chesterfield Trails	314-401-0714
James	Horton	1807 Canyon View Ct	Baxter Lakes	636-536-4322
Julie	Stuckmeyer	15522 Twingate Dr	Baxter Lakes	314-560-7566
Patricia	Boman	2118 White Lane Dr	Brook Hill Estates	314-616-9768
Amy	Alley	1812 Canyon View Ct	Baxter Lakes	314-308-5302
Thomas	Green	15575 Cedarmill Dr	Baxter Lakes	636-532-0730
Geraldine	Green	15575 Cedarmill Dr	Baxter Lakes	636-532-0730
Erin	Husband	2020 Lake Clay Dr	Claymont Estates	636-579-0593
Maria	Donnelly	1917 Dovercliff Ct	Scarborough	314-607-8861
Jeff	Russom	1828 Rockmoor Dr	Bridle Creek	314-550-0459
Lisa	Russom	1828 Rockmoor Dr	Bridle Creek	314-550-0459
Nick	Angelo	14611 Chermoore Dr	Schoettler Place	314-422-7550
Katie	Glickert	2022 Brook Hill Ridge Dr	Brook Hill Estates	314-308-8083
Stacey	Carswell	1534 Candish Ln	Chesterfield Hill	314-808-4963
James	Williams	14848 Sycamore Manor Dr	Sycamore Manor	636-536-1366
Leonard	Hortter	14707 Deerhorn Dr	Greenleaf Estates	636-532-7432
Pamela	Hortter	14707 Deerhorn Dr	Greenleaf Estates	636-532-7432
Diane	Unger	26 Baxter Ln	Baxter Lane	636-532-7356
James	Unger	26 Baxter Ln	Baxter Lane	636-532-7356
Barb	Baldwin	2021 Lake Clay Dr	Claymont Lake Estates	636-537-1061
William	Baldwin	2021 Lake Clay Dr	Claymont Lake Estates	636-537-1061
Bill	Schneider	1541 Woodroyal East Dr	Royalwood	636-537-0242
Tim	Hayes	14643 Chermoore Dr	Schoettler Place	636-256-2587
Maurice	Lonsway	15332 Oaktree Estates Dr	Oaktree Estates	314-728-1919
Nesta	Lonsway	15332 Oaktree Estates Dr	Oaktree Estates	314-728-1919



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First Name	Last Name	Address	Subdivision	Phone
Laura	Guidry	1822 Farm Valley Dr	Westfield Farm	636-733-0696
Hongjin	Kim	14637 Pine Orchard Ct	Chesterfield Trails	636-519-0510
Youngson	Kim	14637 Pine Orchard Ct	Chesterfield Trails	636-519-0510
Aimee	Eickmann	2142 White Lane Dr	Brook Hill Estates	636-256-0425
Kristin	Schaefer	1906 Dovercliff Ct	Scarborough	636-394-6660
Robert	Schaefer	1906 Dovercliff Ct	Scarborough	636-394-6660
Carlene	Pfeifer	15542 Century Lake Dr	Baxter Oaks	636-730-3754
Michael	Pfeifer	15542 Century Lake Dr	Baxter Oaks	636-730-3754
Benjamin	Bresnahan	40 White Plains Dr	White Plains	636-532-0776
Daniel	Slenker	14833 Straub Hill Ln	Brook Hill Estates	636-579-0378
Jon	Eickmann	2142 White Lane Dr	Brook Hill Estates	636-256-0425
Katie	Eickmann	2142 White Lane Dr	Brook Hill Estates	636-627-8368
Gwyn	Lail	14860 Rutland Circle	Shenandoah	636-219-6395
Leann	Schuering	15454 Highcroft Dr	Bridle Creek	217-855-1670
Peggy	Temkin	14544 Crossway Ct	Scarborough	314-378-6377
Tracy	Lindloff	1931 York Ridge Ct	Baxter Ridge	636-536-3991
David	Lewis	14819 Long Branch Ct	Baxter Lakes	636-293-6184
Stephen	Osmon	14689 Summer Blossom Ln	Seasons at Schoettler	636-391-8047
Brittany	Dollar	15320 Batesville Ct	Westridge Estates	636-579-9843
Laura	Filmore	4 Sir Ryan Dr	Brook Hill Estates	636-236-7980
Scott	Dollar	15320 Batesville Ct	Highcroft Estates	636-288-8056
Susan	Ullman	14766 Brook Hill Dr	Brook Hill Estates	636-675-9382
Trevor	Ullman	14766 Brook Hill Dr	Brook Hill Estates	636-399-0524
Jerome	Ullman	14766 Brook Hill Dr	Brook Hill Estates	314-308-3898
Sophie	Craft	14872 Straub Hill Ln	Brook Hill Estates	314-791-3042



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We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Susan	Harris	14973 Straub Hill Ln	Brook Hill Estates	636-207-7201
Chuck	Harris	14973 Straub Hill Ln	Brook Hill Estates	636-207-7201
Diana	Thomas	14613 Amberleigh Hill Ct	Amberleigh	
Mary Sydney	Weber	14815 Annasarra Ct	Brook Hill Estates	636-227-3081
Ryan	Bresnahan	70 Conway Cove Dr	Conway Cove	314-288-9998
Dagmar	Graham	14608 Amberleigh Hill Ct	Amberleigh	636-000-0000
Jerry	Ullman	14766 Brook Hill Dr	Brook Hill Estates	313-308-3898
Andrew	Schuering	15454 Highcroft Dr	Bridle Creek	217-855-1275
David	Nowak	2021 Brook Hill Ct	Brook Hill Estates	636-527-2090
David	Reitz	14814 Pleasant Ridge Ct	Westchester Place	636-537-5580
Beverly	Reitz	14814 Pleasant Ridge Ct	Westchester Place	636-537-5580
Kerry	Bresnahan	7 Brisbane Dr	White Plains	314-954-1624
Patricia	Huez	1 Sir Ryan Ct	Brook Hill Estates	636-394-0590
Michael	Huez	1 Sir Ryan Ct	Brook Hill Estates	636-394-0590
Marilyn	Hagely	2175 White Lane Dr	Brook Hill Estates	636-230-8373
Daniel	Hagely	2175 White Lane Dr	Brook Hill Estates	314-703-0818
Hugh	Berry	14931 Straub Hill Ln	Brook Hill Estates	314-452-8786
Lauren	Berry	14931 Straub Hill Ln	Brook Hill Estates	314-452-8556
John	Connors	1658 Old Baxter Rd	Baxter Oaks	314 520-1133
Aimee	Tu	502 Enchanted PKWY #102	Park Meadows	314-853-1514
Janet	Solgas	454 Graywood Dr	Oak Tree Farm	636-527-2518
James	Zarvos	14608 Amberleigh Hill Ct	Amberleigh	636-000-0000
Larry	Hoffman	1225 Beaver Creek Rd	Shenandoah	636-399-5269
Rich	Blood	1957 Lanchester Ct	Scarborough West	636-230-9068
Katie	Lail	14860 Rutland Circle	Shenandoah	314-402-8130



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First Name	Last Name	Address	Subdivision	Phone
Richard	Willmann	1567 Treherne Ct	Greenleaf Estates	636-236-3320
Phyllis	Wurzel	14759 Greenleaf Valley Dr	Greenleaf Estates	636-536-9989
Nick	Johnston	14672 Summer Blossom Ln	Seasons at Schoettler	314-808-7586
Jenna	Kovarik	15655 Summer Ridge Dr	Baxter Lakes	314-607-7862
Katie	Pier	1932 Schoettler Valley Dr	Bridle Creek	636-346-4654
Stephen	Krieger	1870 Buckington	Scarborough	314-368-8495
James	Fuller	16 Woods Hill Dr	Woods Hill Drive	314-548-6575
John	Fuller	16 Woods Hill Dr	Woods Hill Drive	314-326-5731
Charlotte	Fuller	16 Woods Hill Dr	Woods Hill Drive	636-368-5953
Suzie	Kramarczyk	15311 Doverfield Ct	Woodfield	636-519-1479
William	Sloan	1861 Lazy Ridge Ct	Baxter Lakes	636-537-1292
Cindy	Mooney	15533 Clover Ridge Dr	Baxter Lakes	314-504-4930
Susan	McDonald	14802 Pleasant Ridge Ct	Westchester Place	636-728-1973
Gloria	Bayer	1513 Mallard Pointe Ct	Thousand Oaks	636-532-0999
Dan	Chausow	15324 Nooning Tree Ct	Nooning Tree	636-536-3798
Carol	Flickinger	14586 Gatemont Dr	Scarborough	636-227-1879
Marge	Matta	14601 Britannia Dr	Scarborough	636-227-8891
Maddie	Johnston	14672 Summer Blossom Ln	Seasons at Schoettler	636-227-8784
Carol	Michelman	14736 Thornhill Terrace Dr	Nooning Tree	635-530-1989
Tarra	Foster	15534 Twingate Dr	Baxter Lakes	636-346-5737
Louise	Chauvin	1572 Yarmouth Point Dr	Chesterfield Hill	636-532-5185
Jeffrey	Michelman	14736 Thornhill Terrace Dr	Nooning Tree	636-530-1989
Kathy	Lazzara	5 Sir Ryan Ct	Brook Hill Estates	636-391-8026
Patricia	Voigt	649 Princeton Gate Dr	Princeton Gate	314-413-0292
Matthew	Kovarik	15655 Summer Ridge Dr	Baxter Lakes	314-397-3221

Jessica Henry

From: Quade, Jack <Jack.Quade@PERKINELMER.COM>
Sent: Wednesday, August 10, 2016 5:23 PM
To: Jessica Henry
Subject: Opposition to Apartments at Schoettler and S. Outer 40

Ms. Henry: I understand that your role is important to the decision about whether Chesterfield will allow the apartment development near our neighborhood. Please consider my input and opinion in your decision.

We purchased our home in Chesterfield specifically because we enjoy living in this setting where single family homes create an atmosphere and population density conducive to our family. We do not believe that constructing apartments at this location will enhance our enjoyment, at all. Despite changes to the original plans, and with appreciation for developing a community that serves all the residents and businesses in Chesterfield, I simply don't want any more apartments in our area.

If you have any questions, or need any additional input or info from me, I can be reached at our home: 636-227-4580 , John G. (Jack) Quade, 1965 Lanchester Ct., Chesterfield, MO 63017.

Thanks for taking my opinion into consideration, and for serving our community. I really appreciate it. Sincerely, and with my best regards...Jack.

Jack Quade
Sales Engineer, AA/ICP/ICP-MS Systems
PerkinElmer
800-762-4000
[HUMAN HEALTH](#) | [ENVIRONMENTAL HEALTH](#)
Office: (636) 227-0377 | Cell: (636) 346-8866
Jack.Quade@PerkinElmer.com
www.linkedin.com/in/JackQuade

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Please consider the environment before printing this e-mail.

Jessica Henry

From: Noel Jemas <noeljemas@gmail.com>
Sent: Wednesday, August 10, 2016 8:57 PM
To: Jessica Henry; Aimee Nassif
Cc: Bob Nation
Subject: Schoettler Rezoning

I have been a Chesterfield resident since 1974.

I live close to the proposed apartment complex. I am opposed to the project. I am on the other side of 40/64, but use Schoettler often. I pick up a granddaughter from Highcroft Elementary and visit friends off of Schoettler. Putting apartments in that location makes no sense.

Traffic will increase dramatically. And it's bad as it is.

It seems to be at odds with the Comprehensive Plan policies which seems to encourage putting multiple-family residences near large developments and not next to single family residences.

I also worry that once the property is rezoned, the developer can change the concept or plan. And I am told he has an F rating with the BBB, which should be a concern to Chesterfield.

I have heard that the developer has already purchased some of the land he needs, in advance of rezoning. This makes me wonder if the fix is already in. If that's the case, I am very disappointed in how Chesterfield is running things.

I just don't think this is the right place for a project like this and hope that you will not rezone the land for this type of project.

Thanks.

Noel Jemas
1314 Amherst Terrace Way
Chesterfield, MO 63017

Jessica Henry

From: Leslie Garner <lesliegarner7@gmail.com>
Sent: Thursday, August 11, 2016 7:10 AM
To: Jessica Henry
Subject: Apartment proposal at Schoettler and 64

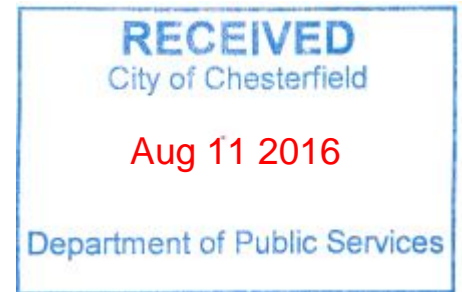
Good morning Ms. Henry-

I am writing to express strong disagreement with the proposed apartment complex at 64 and Schoettler road. I believe this will add significant traffic along Schoettler road which is already busy with Logan Chiropractic students and residents with homes in adjacent neighborhoods. I believe it will make the interchange at Schoettler and 64 extremely busy and potentially unsafe. I would like to see single family homes, which is consistent with the adjoining neighborhoods, added instead of apartments if a development is necessary but would prefer the green space be preserved.

Thank you for taking time to consider this important issue.

Leslie

Leslie Garner
[Lesliegarner7@gmail.com](mailto:lesliegarner7@gmail.com)



To: Jessica Henry

From: Preserve Schoettler Residents: 1,550 Members Strong and Growing!

Date: August 9nd, 2016

Letter of Opposition

**P.Z. 03-2016 40 West Luxury Living
(KU Development LLC) R1, R2, NU to R6 Rezoning**

In addition to the increased density and traffic congestion, this development is not consistent with the single family homes in the area.

Supporting Argument/Evidence

We oppose the rezoning proposal and development of multi-family apartments at Schoettler and South Outer 40 Roads because the increased density and traffic congestion from this development will cause major issues to this area.

Additionally, the site plan and building design is not consistent with the existing single-family homes in this surrounding area and is in violation of the intent and language of the Comprehensive Plan.

This development is located in too close proximity to the Eastbound I-64 on-ramp making this area dangerous to the 600 tenants living in these apartments.

This traffic will add to the **already congested traffic** at the Timberlake Parkway interchange at I-64 for traffic headed West bound and cause further congestion along Southbound Woods Mill Road, particularly at the Clayton Road intersection.

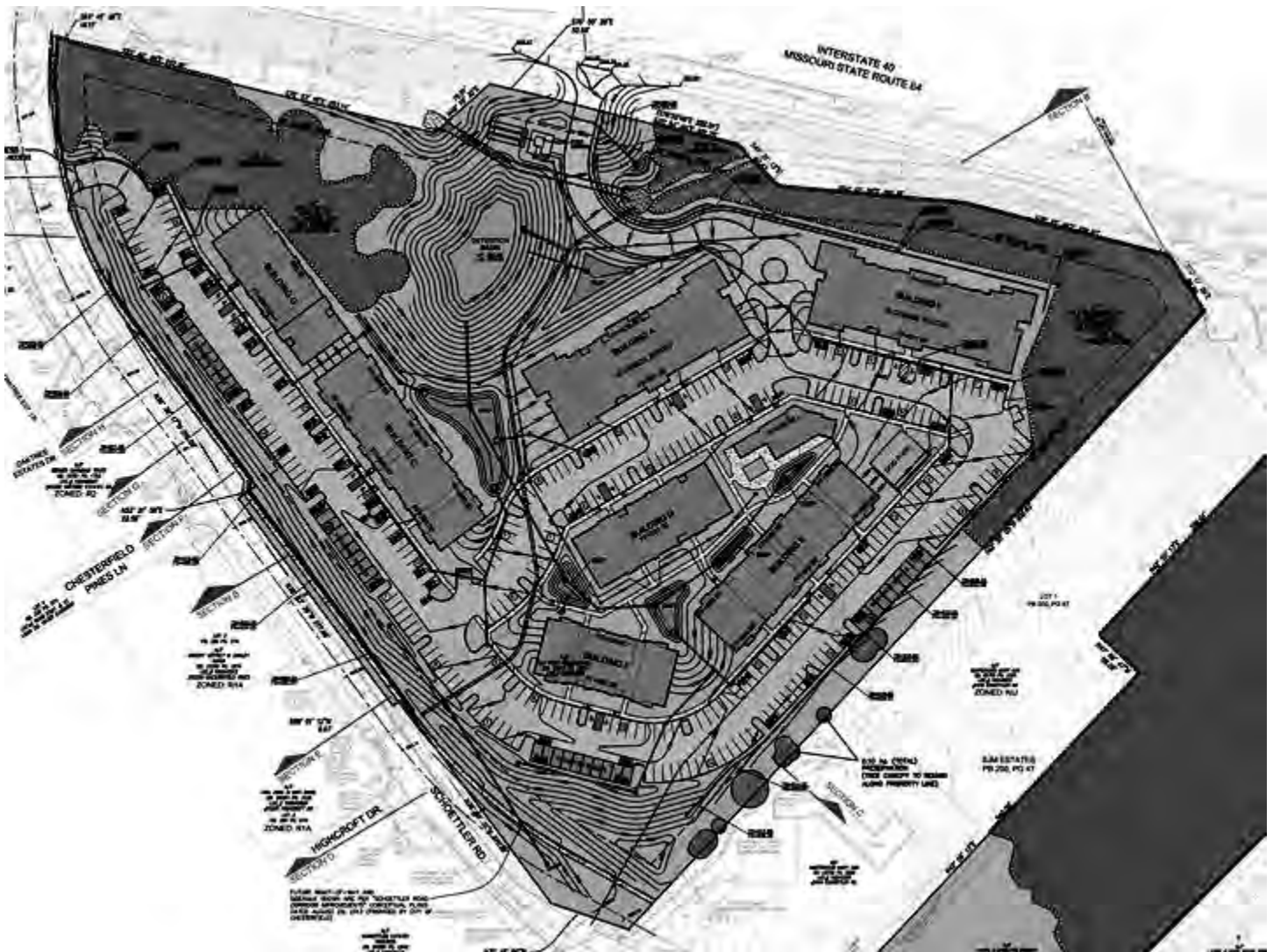
Adding 258 apartments in 7 buildings with over 500 residents and parking for 500 cars on this property will increase the density of this area to an unacceptable level.

Ingress/egress into the apartment complex is planned to be along South Outer 40 Road. This will put an additional 500 cars onto the East bound only South Outer 40 Road. South Outer 40 is already congested with current traffic. The additional automobile traffic from these apartments will stress the area.



This traffic will add to too much congestion at the Timberlake Parkway interchange at I-64 for traffic headed West bound and cause further congestion along Southbound Woods Mill Road, particularly at the Clayton Road intersection.

This will become an increased safety issue for commuters along these routes and cause delays in their travel schedules.





This apartment development is inconsistent with the design and appearance of the single-family homes along Schoettler Road. This is clearly evidenced by the visual depictions of the proposed apartment complex as shown here.





These proposed apartments are not compatible with the existing single family homes in the neighborhood and they violate the Chesterfield Comprehensive Plan policy.

The appearance of the proposed buildings and will degrade the overall area and will not provide any enhancing quality as required by the Comprehensive Plan policy.





The City of Chesterfield *must* adhere to the Comprehensive Plan policy, which states (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”.



If the City of Chesterfield fails to adhere to this Comprehensive Plan policy then they are going to transform Schoettler into a high volume traffic road. Currently, Schoettler is not a high traffic road and does not meet high traffic volume criteria.

Recommendation

We, the concerned citizens of Chesterfield, listed below, demand that you **Vote against** the rezoning proposal due to the safety and crime concerns we have regarding this development.

We expect you to place the concerns of existing residents along Schoettler Road foremost in your minds and not support an unsafe proposal.

We also expect that you do not support an unsafe living environment for new tenants of this development. It is the responsibility of all decision makers to ensure safety hazards are not created due to oversight or planning errors.



Sheldon Pokres	Ann Bugg	Joe Bergesch	Brian Steiner	Christopher
Katherine	Anusha Gopal	Bernie Hermann	Brad Swallow	Gladden
Chauncey	Aparna Deora	Marilyn Hagely	David Buchanan	CG Wittenbrink
David Krupinski	Alan Pratzel	Elizabeth Gordon	Warren Hoffner	Richard Willmann
Bryan Hunt	Alan Prelutsky	Betsy Murphy	Luann Hoffner	Beth Hastings
Lilly Billingsley	Mark Arciszewski	Betsy Ferdman	Chris Budd	Zhoumou Chen
Abby Lathrop	Mary Wagnitz	Betsy Breckenridge	Lori Buffa	Cheryl Sept
Mary Cramer	Rosie Fisher	Bev Strothkamp	Rich Buffa	Chuck Harris
Anne Alabach	William Watts	Beverly Reitz	Jacob Buffa	David Martin
Aaron Klasing	Armi Baptist	Britt Fassler	James Bunn	Christian Stein
Abdul Bah	Arthur James	Bruce Geiger	Dale Bunnell	Chris Gale
Rasha Bah	Amanda Sidney	Barth Holohan	Shirlene Bunnell	Chris
Aaron Bergman	Alice Schott	Tarra Foster	Brad Wachler	Krummenacher
Sun Bergman	Allison Galanti	William Dewert	Barbara Wyatt	Christine Grogan
Amy Bertelson	Ashley Bunton	William Sloan	Brad Young	Mary Christine
Abby Covington	Ashley Carr	Bill Bumberry	Nancy Bruce	Livergood
Penny	Samuel Rudolph	William	Charles Bruce	Chris Hughes
Goldenhersh	Rose Rudolph	Finkeneller	Carol Isaak	Kelli Unnerstall
Jeff Goldenhersh	Allison Tsui	William Rothrock	Camille Samson	Cindy Fisher
Alex Carter	Charles Johnson	Donna Biolchini	Mary Mezines	Cindy Grasse
Ann Dalton	Diana Thomas	Ryan Rueckert	Chris Mezines	Cindy Steiner
Adrienne DeVasto	Cathy Williams	Brenna Joslin	Cullen Andrews	Cynthia Shedd
Angela DeVasto	Thomas Williams	Barry Wallis	Carla Hoenig	Cindy Mooney
Richard Hitt	Simon Cohen	Lorraine	Carlos Sharlow	Cathy Reeves
Adeline Schraier	Austin Loeffler	Klostermann	James Kron	Corinne Izsak Gale
Charles Wyatt	Ann Venegoni-	Blake Trivundza	Carol Kron	Chris Greer
Andrew Hoffman	James	Frank Bleyer	Carol Johns	Cyndi Ludwinski
Aimee Eickmann	Anastasia	Bryan Hicklin	Carol Young	Chafic Naufel
Audrey Sherman	Averbukh	Amy Blickensderfer	Carol Michelman	Christine Reimers
Anna	Avigail Rosenzweig	Bridget Neichter	Jeffrey Michelman	Chris Wagner
Knickerbocker	Laura Browder	Brittany Dollar	Carol Wagner	Carol Blood
Anna Halloran	Raymond Browder	Boris Trivundza	Carrie Roberts	Candace Stallone
Alan D Gorman	Ayzik Grach	Peter Deck	Carrie Trammell	Cindy Abell- Watts
Jane Mao	Maya Grach	Bob Carlson	Carsen Swallow	Cliff Steiner
Alex Pinder	Brian Markus	Robert Wacker	Caryn Shuler	Christopher Mertz
Andrey Samsonov	Doyle Baker	Mollie Gulino	Catana Pearson	Cathy McClarnan
Allen Stocker	Barbara Daniels	Bob Atchison	Cathy Rozzell	Claire Shenberg
Amy Borlin	Barbara Fisher	Bob Barnes	Cathy Steiner	Colin McPherron
Amanda Jackels	Barbara Moats	Bob Wulfers	Mark Schenberg	Charles Montani Jr
Adam Mason	Barry Barber	Matthew Boyd	Stacy Schenberg	Christopher
AnneMarie Watts	Vesselin Stoimenov	Thomas Lieber	Carlene Pfeifer	Preston
Amy Wright	Byron Baptist	Robert Phillips	Michael Pfeifer	Cindy Wiggins
Amy Alley	Chen Luo	Brad Jolliff	Cheryl Kulik	Christopher Benton
Amy Bonnett	Barbara Berger	Diane Barone	Connie Kallaos	Carolyn Kuo
Amy Wallis	Ben Lewin	Brent Covington	William Kallaos	Conner Kloeppel
Ananth	Betsy Brenban	Brian Baldwin	Curtis Reis	Dan Connolly
Lalithakumar	William Carey	Barb Baldwin	Courtney Tucker	Lori Allen
Andrew Joson	Stacy Carey	William Baldwin	Carol Medwin	Yong Kim
Andrew Hogan	Bo Chaloupek	Brian McGinnis	Rizwan Ali	Christine Pesout
Andrew Schuering	Brendan Kearns	Brent Ribble	Charles Dickerson	Charles Smith
Andrew Shenberg	Bill DiMercurio	Kelly Lacy	Charles Dietrich	Carolyn Barnes
Andrea Seavey	Bea Brennan	Brenda Routsong	Christa Drews	Carolyn Schaub
Angela Laurence	Barbara Burnside	Kelli Brown	Claire Hack	Colette Hunsucker
Ann Kozminske	Rebecca Oberle	Steve Brown	Richard Hack	Christine Oswald
Anna Mueller	Rebekah Sherman	Bruce Bernstein	Chris Evans	Camala Sunarto
Dorothy Larson	Robert Bedwell	Bruce Johnston	Carmen Fabella	Cheryl Tahlier
Anne Wirthlin	Benjamin	Bryan Brown	Christine Filcoff	Julia Curtis
Anne Quade	Bresnahan	Bill Schneider	Charlie Forrest	Charles Kropp
	Michelle Bergesch	Albert Schott	Cecil Compton	Chunlei Wang



Xuegang Liu
Cynthia Heath
Katy Kraus
David Rush
David Halsey
Diane Guenther
Dale Hotard
Dana Hoffman
Daniel Corder
Dan Breckenridge
Danielle Petty
Daniel Stenker
Dani Toney
Dan Miller
Daphne Lopes
Darlene George
Darren Niles
Deborah Atherton
Kim Stinnett
Davette Mayer
David Reitz
David Chassin
David Lewis
David Reimers
David Hotard
David Stranquist
David Schoemehl
Dawn
Bredenkoetter
Anabda Diamond
Darren Bahr
David Clark
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Debbie Ecker
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Debbie Cohen
Debbie Skelly
Debra Vermillion
Deborah Guenther
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Jessica
DeMunbrun
Denise Ashcroft
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Gracie DeVasto
Devin Davis
Dean Stoneman
Diana Stoneman
Dawn Koontz
Douglas Grasse
John Gross
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Daniel Hagely
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Diana Dietl
Diane Schunk
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Diane Struthers
Dianne Goldmann
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Dorjean Komlosy
Jim Komlosy
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Lynn Schiller
Dan Schiller
Diane Mao
Donald McKinnis
Denise Smith
David Nowak
Danielle Tevlin
Daniel Lischwe
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Katie Herman
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Dwight Failoni
Donna Pecherski
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David Wallace
Richard Dreyfus
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H Dean Daniels
Daniel Schaub
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David Strothkamp
David Sunarto
Dulari Shah
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Anne Durfee
John Durfee
Benjamin Durfee
Diane Henderson
Donna Willis

David Young
David Lee
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Emelie Clarin
Marjorie Eckert
Ed Madden
Ed Rich
Edward Corno
Eric Galanti
Eyal Kattan
Emmy Lynn
Whalen
Elizabeth McKinley
Eric Miller
Elizabeth Mannen
Ember Shaner
Eric Hannah
Emily Carter
Edde Morgan
Arturo Joson
Hermia Joson
Raymond Joson
Erika Niles
Eileen Ortals
Edwin Piromsuk
Shawn Epstein
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Eric Lowenstein
Erika Capes
Erik Hemmann
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Wendy Esslinger
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Evelyn Levine
Evgeniy Kulik
Betty Grogan
Robert Grogan
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Moe Mobil
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James Gillespie
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Glenn Medwin
Gloria Bayer
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Jim Nunn
Ben Murphy
Patty Heitz
Gracie Buchanan
Graham Fisher
Sharon Tureen
Grant Keesling
Gregory Strinko
Gregory Kearns
Greg Novak
Gail Scannell
Gary Watson
Heather Beck
Hannah Keane
Hannah Hackman
Brent Hannah
Edgar Hartzke
Joanmarie Hartzke
Heather Buchanan
Heather Dina
Heidi Hemmann
Heidi Bhatia
Helen Etling
Helen Humphrey
Sharon Hargrave
Hezhong Ma
Hillard Lewis
Herman Martinez
Donna Martinez

Mulima Nawa- Hunt
Lora Fellner
James Horton
Lauren Skelly
Homer Sedighi
John Hua
Darla Huelskoetter
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Holly Weber
Hugh Johns
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Alexis Burcke
John Quade
Laurie Sinclair-
Osterhaus
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Jacquelyn
Spellmeyer
Jan Schultz
Jocelyn Davis
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Jan Longshore
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James Talbot
James Goodwin
James Fuller
James Moats
james Quicksilver
Debra Gardner
John Gardner
Carla Gardner
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Jane Hemberger
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Janet Williamson
Janice Strinko
Janis Meisenholder
Janice Osbourn
Jan Wacker
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Jason Drennan
Jason Welker
Jason Hendricks



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 Joseph Augustine
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 Andy Wasserman
 Julia Wasserman
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 Jacson Kendall
 Vivek Sinha
 Jayme Becker
 Jay Meisenholder
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 Jo Ann Black
 Janie Bedwell
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 Andrew Ballesteros
 May Cheng
 Eric Ballesteros
 Julieann Berg
 Joan Forrest
 Jim Hilf
 John Thompson
 Jaime Davega
 Julia Lueders
 Joss D'Souza
 Dana Lathrop
 Jayne Chong
 Jeanna Gossett
 Jeanne A Clauson
 Jeanne Diamond
 Jeanne Andrews
 Jeannie Johnston
 Jeffrey Todd
 Michele Feltz
 Jeff Kuehn
 Kelly Jenkins
 Jennifer Glickert
 Jennifer Ahmad
 Jen Biswell
 Jennifer Gardner
 Jennifer Mooney
 Jennifer Gibbs
 Jennifer Albritton
 Jennifer Schmatz
 Jennifer Best
 Jennifer Depp
 Jeremy Koenig
 Jerome Ullman
 Jerry Ullman
 Jessica Porter
 Jessica Hicklin
 Jessica Hendricks
 Julie Ryan
 James Bolin

Jim Bolin
 Jeanne Fike
 Jeffrey Fowler
 Joan Frank
 Julie Adzima
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 John Glickert
 Gretchen Kane
 John Haley
 Barbara Harding
 Jennifer Heitgerd
 John Hodam
 Jillisa Jalbert
 Jim Brennan
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 Hongjin Kim
 Jim Layton
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 Dorian Jamison
 Jip Prapaisilapa
 Shawn Ryan
 James Walker
 Genevieve Walker
 James Wotruba
 Eugenia Kardaris
 Jody Chassin
 Karen Del Rio
 Jim Del Rio
 Jim Knight
 Janet Knight
 Joe Krygiel
 Judy Levens
 Jeff Lieber
 Jie Lin
 Janet Schwarze
 Jamie Belding
 Jennie Iverson
 Jessica Preston
 Jim Malen
 Joan Carlson
 Joyce Dear
 Jim Middleton
 Cindy Davenport
 Jan Misuraca
 Joyce Mungenast
 James Zarvos
 Joan Denison
 David Berg
 Jodie Joseph
 Jodi Markman
 Joseph Donnelly
 Kathy Howe
 Sara Howe
 Theresa Howe
 Joe Howe
 Joe Hackett
 Joseph Spellmeyer

Jay Joffe
 John Dietl
 John Shuman
 John Barber
 John Green
 John Williamson
 John Fuller
 Charlotte Fuller
 John Pearson
 Jon Eickmann
 Dan Halloran
 Jordon Black
 Jordyn Wolf
 Jim Orbals
 Joseph Padiyara
 Joshua Ludwinski
 Gary Ludwinski
 Joy Jolliff
 Joyce Saffa
 Dennis Saffa
 Jeanette Piromsuk
 Jordan Poznick
 Jean Wittenbrink
 Judith Moore
 Judy Reissing
 Janice Lewis
 Joe Herman
 Cathy Herman
 Patricia Martin
 Jack Martin
 Joe Sainato
 Jodi Schneiderman
 John Schweitzer
 Judy Sclair-Stein
 Jeannette Kelly
 John Kelly
 Julie Skrainka
 Janet Solgas
 Jillian Solom
 Jeanne Staley
 James Struthers
 Jeff Bone
 Michele Carter
 Jason Telford
 Judith Dewert
 Judy Brennan
 Judy Brown-Rowden
 Julie Fitzgerald
 Julie Huetsch
 Julie Stuckmeyer
 Julianne
 Scharfenberg
 June Van Klaveren
 Janet Wasylczak
 Joe Vanleunen
 Katie Joffe
 David Kaiser

Sandy Young
 Ryan Young
 Kara Wunderlich
 Karen Hardy
 Karen Hackett
 Karl Goplen
 Karlie Pinder
 Valentina Karpman
 Kathy Thoele
 Kathy Bumberry
 Kathryn Mezines
 Kathryn Busch
 Kathleen Durney
 Kathy Fehlig
 Katie Lail
 Karen A Willmann
 Kirstine Bunn
 Kathryn Spellmeyer
 Kathy Lazzara
 Kathy Crump
 Kathy Crump
 Katie Fichter
 Bennett Keane
 Daniel Kearns
 Katie Glickert
 Katie Eickmann
 Kathryn
 Mastorakos
 Keith Stuckmeyer
 Katherine Joslin
 Kelli Loeffler
 Kelly Atwood
 John Long
 Julie Long
 Joseph Kemp
 Kenneth Osbourn
 Kerry Bresnahan
 Kerry Rudin
 Kristin Schaefer
 Kurt Fatzinger
 Kathryn Fluchel
 Karen Gladden
 Kevin Green
 Kimberly Wimmer
 Kim Hackman
 Kim Harrington
 Kimberly Davis
 Katherine Harrison
 Kristin Drennan
 Kristin Keane
 Kelsey Mohsen
 Mary Klump
 Ken Klump
 Karen Huighe
 Dennis Huighe
 Kathleen Rauscher
 Kathleen Delsing
 Kimberly Mertz

Kathleen Safranski
 Karen Schmalz
 Kimberly Schmalz
 Kevin Van Cleave
 Ghadir Naufel
 Ken Thoele
 Carolyn Komosny
 Neil Komosny
 Matthew Kovarik
 Jenna Kovarik
 Ron Kozminski
 Kelly Kile
 Komson Piromsuk
 Pat Crawford
 Stephen Krieger
 Krista Souders
 Brian Krumrey
 Rebecca Kruse
 Valerie Krygiel
 Keith Schneider
 Ann Asperheim
 Kuldip Khosla
 Kurt Wunderlich
 Kelly Winkler
 Kyra Ellis Brown
 Lynn Politte Haack
 Lois Biggs
 Lianna Corteville
 Lisa Barbeau
 Laura Ahlheim
 Lamees Horani
 Marni Lang
 Laura Berry
 Leslie Rothrock
 Larry Hoffman
 Lawrence Krumrey
 Larry Van Klaveren
 Howard Weisel
 Laura Nolan
 Lauren Angelo
 Laurie Duncan
 Lauren Berry
 Lydia Frank
 Laura Daniels
 Linda Daniels
 Laura Guidry
 Leah Hammel
 Leann Schuering
 Barb Phillips
 Laura Boyd
 Leda Sander
 Brian LeDuc
 Lori LeDuc
 Laura Paulsell
 Greg Lemasters
 Scott Lenz
 James Schmidt



Joan Bishop	Sheila Madsen	Carol Flickinger	Martha Neukomm	Joseph Carter
Schmidt	Gary Madsen	Dava Mcleod	Michele Kloeppe	Nancy Mehan
Leslie Garner	Margaret Madsen	Marie Friedman	John Lashly	Nancy Sheridan
Terry Isaac	Sarah Madsen	Mike Daniels	Marcie Blatt	Natalia Samsonov
Marsha Isaac	Kristen Main	Mark Dickherber	Melissa Lenz	Nate Hopper
Laura Filmore	Darrell Songer	Maureen Duggan	Mary Lewis	Nathan Hoenig
Eleftheria	Raul Clarin	Meghan Glenn	Michelle Halsey	Robert Ellis
Fitzgerald	Jill Malen	Melissa Welker	Michael Kane	Karen Nicoletti
Jeff Russom	Marge Matta	Melissa Bream Guz	Maribell	Rick Nicoletti
Lisa Russom	Mary Ann	Melissa Hoehn	Knickerbocker	Neil Friedman
Lauren Cassimatis	Mastorakos	Melissa Wachler	Robert	Courtney Powell
Leonard Hortter	Janet Kammeyer	Melissa Sutherland	Knickerbocker	Nick Johnston
Jere Wilmering	Manhing Tsui	Marilyn Hosenfelt	Margaret Sedighi	Nick Lathrop
Megan Duggan-	Manju Khosla	Mary Peterson	Mary Lee Walter	Nick Stepaniuk
White	Marcela Chaloupek	Menashe Kattan	Michael D Moore	Sachin Nigam
Lillyann Baldanza	Margaret Hua	Alex Menz	Mary Lou March	Nancy Lange
Lily Burke	Margaret Williams	Mary Ellen	Michael Cassimatis	Nancy Hogan
Linda Maguire	Margaret Koebbe	Schweitzer	Laura Watson	Martha Litzsinger
Linda Reid	Terry Egan	Mary Finkeneller	Monica Brooks	Naji Naufel
Lindsey Glass	Maria Donnelly	Marc Friedman	Monica Meara	Donald Deason
Lindsay Klasing	Marilynn Jemas	Mary Jermak	Mike Meara	Noel Jemas
Linda Baker	Marina Atchison	Mike Hammel	James Moore	Jennifer Lieber
Alexander Lionelli	Mark Skelly	Amanda Hammel	Patricia Moore	Nick Orf
Lisa Grasse	Mark Stegmann	Mary Hiendlmayr	Maggie Orf	Namita Paranjothi
Lisa Nevin	Mark Falast	Megan Smith	Morgan Petty	Natalie Piromsuk
Liz Fels	Mark Allen	Michael Whalen	Morgan Koenig	Nick Angelo
Linda Amundsen	Mark Bengard	Michael Bakalor	Julie Moriarity	Neil Shapiro
Lois Keesling	Mark Smith	Michael DeNorscia	Maggie	Nicholas Stamos
Lisa DeMunbrun	Mark Swyers	Michael Biggs	O'Shaughnessy	Syed Ahmad
Lisa Mahiger	Irven Dale	Michael Grogan	Stephen Hargrave	John O'Neill
Lauren Mason	Marlene Lischwe	Michael Wagnitz	Patricia Crotty	Sandra O'Neill
Lauren Wolf	Marsha Stevenson	Mike Gardner	William Lau	Owen McKinley
Stanley Safranski	Marsha Weisel	Michael Green	Linda Lau	Gregory Adam
Maurice Lonsway	Marsha Boedeker	Michael Mahoney	Melissa Schmidt	Garry Orf
Nesta Lonsway	Marta Gaska	Mike Kearns	Martin Schwarze	Amjad Horani
Lora Roberts	Marty Schnaare	Michelle Harrell	Melissa Coday	Joan Lebon
Loretto	Jennifer Kane	Mike Harrell	Donna Crain	Marc Overschmidt
Wemhoener	Mary Kane	Michael Lordo	Sung Ho Moon	Pam Fogarty
Kent Wemhoener	Mary Alabach	Mike Lueders	Mark Sherman	Page Andersen
Kurt Wemhoener	Mary Barber	Michael Huez	Molly Slenker	Greg Andersen
Lori Riti	Mary Grant	Mike Light	Michael Solom	Patricia Benbenek
Lisa Powers	Mary Oglesby	Marlena Light	Matthew Paulsell	Kathryn Trimarke
Lisa Eisenstein	Pat Mohrman	Mike Massey	Michael Pappas	Jacqueline Dohm
Lois Protopsaltis	Mary Roy	Mikhail Averbukh	Mark Taylor	Pamela Gehbauer
Linda Rich	Matthew	Mary Sharamitaro	Mike Pallia	Pam Miller
Lucy Burke	Huelskoetter	Maria Massey	Mae Pratzel	Paula Parcher
David Burke	Matt Husband	Mindy Scharf	Mike Wieser	James Parcher
Leo Whiteside	Maureen Lordo	Veena Ray	Martin Warren	Pat Strange
Lynn Hepler	Melissa Walsh	Jeff Weisman	Marilyn Warren	Brian Strange
Lynn Schmidt	Max Fisher	Michael Israel	Matthew Kim	Patrice Kaplan
Mike Fagan	Mike Bateman	John McGuire	Linda Meyers	Patti Kirschbaum
Patricia Whiteside	Mark Belding	Marilynn McGuire	John Williams	Patti Miller
Yue Chen	Cindy Bennington	Mary Bergjans	Jeff Schneiderman	Ronald Eisenberg
Mackenzie Brown	Michele Hermann	Mark Bremer	Nancy Taylor	Paul Biolchini
Margaret Schmidt	Michelle Bourke	Mark Buesse	Naeem Bari	Patricia Boman
Madison Wimmer	Mark Bryzeal	Michael Ferdman	Norm Moenkhaus	Margaret Conkle
Maddie Johnston	Mary Wilmering	Jill Hahn	Nancy Schuster	Patricia Voigt
Mary Lopez	Michael McDonald	Michael Hahn	Nancy Carter	Phyllis Schaffler



Peggy Yanover	Donna	Robert Harper	Deanna Deaton	Scott Powell
Dennis Norton	Bosenbecker	Mary Harper	Scott Deaton	Suzanne
Aimee Tu	Raymond	Robert Riti	Scott Carver	Queensen
So Kim	Bosenbecker	Robyn DeNorscia	Scott Dollar	Scott Frank
Peter Danna	Rita Buesse	Robyn Blanke	Rosemarie	Sharon Schneider
Brooke Danna	Ricardo de Rojas	Roderick Garbo	Priesmeyer	Steve Schreiter
Peter Rozzell	Reginald Varga	Rodney Devlin	Scott Delap	Sheldon Beck
Pete Von Minden	Rebecca Medwin	Roger Rowden	Steven Drapekin	Stacy Poznick
Peter Von Minden	Susan McDonald	Ron Guz	Geoffrey Seavey	Stacy Tackens
Kathleen Von	Reeja Joseph	Ronald Meyers	Charles Williams	Thomas Stamos
Minden	Tamara Williams-	Ronald Steiner	Steve Lockhart	Don Waldman
Paul Hintze	Reding	Rory Paul	Austin Lockhart	Stephanie Lieber
Peg Kiley	Richard George	Robert Osterhaus	Julia Lockhart	Stephanie Hoff
Paul Greenberger	Catherine Regni	June Middleton	Deborah Sellers	Stephen Conkle
Pat Gross	Becky Luethy	Robert Schmidt	Susan Mondello	Stephen Trammell
Phil Jones	David Luethy	Richard Puyear	Louise Chauvin	Stephen Osmon
Paul Klostermann	Samuel Luethy	Judy Puyear	Steve Krafcik	Stephanie Rueckert
Patti Hintze	Claire Luethy	Renee Richards	Jessica Krafcik	Stephanie Morgan
Pamela Hortter	Renee Maxey	Randy Shuler	Shaul Ganel	Steve Fike
Phyllis Wurzel	Rene Bouchard	Bob Serben	Meira Ganel	Steve Hackman
Mary Piccirilli	Dennis Miller	Ross Shelledy	Stephanie	Steve Israel
Katie Pier	Rachel Fike	Richard Sherman	Weinman	Steve Tucker
Xiaofang Tian	Richard Filcoff	Ronald Sherstoff	Steve Gorman	Stephen Ahlheim
Staci Pruitt	Bob Kearns	Rebecca Soltysiak	Shannon Adlabi	Steve Wimmer
Patricia Jamjoom	Robert Livergood	Jerome Rueckert	Shara Taylor	Craig Stewart
Pam Korn	Ralph Fluchel	Mike Rutherford	Shari Menz	Holly Stewart
Patricia Huez	Robert Durney	Randy Versheldon	Sharon Kaiser	Sandra Thal
Pam Miller	Roumiana	Robert Abbott	Shari Baron	Robert Livergood
Paul Muzik	Gospodinova	Ryan Bresnahan	Visitacion Cristobal	Carol Friedman
Deanna Muzik	Rebecca Greer	Ryan Oswald	Shannon Hoffmann	Susan Smart
Peter Neichter	Russell Isaak	Stan Green	Shreejana Akhikari	Anwer Rahman
Polly Rutherford	Ruby Poznick	Joan Green	Tracy Shuman	Beverly Stokes
Clifford McClure Jr	Rich Blood	Sharon Banner	Andre Silvanovich	Lynn Friedman
Julia Lega	Richard Schmidt Jr	Sabu Zacharias	Sheila Silvanovich	Howard Friedman
Ralph Prinz	Rick Schmidt	Susan Drapekin	Fawn Silva	D Sharon Willeat
Celeste Prinz	Rickey Martin	Dennis Taylor	Dennis Silva	Todd T Willeat
Donna Krupinski	Nanette Rice	Scott Iverson	Shayla Jamison	Suchitra Ghosh
Peter Sharamitaro	Rick Siebert	John McCarthy	Stephen	Susan Bruemer
Patrick Sidney	Warren Rix	Stephanie	Henderson	Tiangong Sun
Paul Smith	Robert Benbenek	McCarthy	Sue Crutcher	Carol Jones
Paolo Ocampo	Randall Combs	Sandra Livergood	Suzie Kramarczyk	Susan Ullman
Cristina Ocampo	Roberta Curtis	Sally Spowls	Susan Lenihan	Susan Barber
Paul Travers	Dick Mueller	Samantha	Stephen Malyszko	Susan Hernandez
Lynn Queensen	Rick Nicoletti	Frisicchio	Steve Mastorakos	Susan Antrobus
Howard Reynolds	Roger Nolting	Sandra Haley	Shannon Jordan	Susan Lowenstein
Mindy Fitter	Dennis Kruse	Sandy Wertz	Susan Moenkhaus	Susan Luina
Susan Beck	Robert Schaefer	Sanjiv Bhatia	Steve Mueller	Susan Nagarkatti
Will Hack	Robert Laurence	Angelina Hemen	Dennis Murphy	Susan Hannah
Ryan Hockenbury	Peggy Lee	Sarah Cohen	Patricia Murphy	Susan Quinn
Robert Boedeker	Russell Wertz	Scott Asperheim	Sarah Livergood	Susie Reeves
Randall Beckham	Ronald Miller	Sherry Yazdi	Karen Evans	Susie Joffe
Randy	Rachel Denison	Sam Brown	Soni Lama	Susan Lashly
Scharfenberg	Rob Trimarke	Scarlet Roberts	Sonya Franklin	Susan Harris
Randy Mayer	Robert Meyers	Stacey Carswell	Sophie Craft	Sherry Waitz
Janet Robey-	Robert Gordon	Scott Swindells	Mike Hixson	Susan Wieser
Schwartz	R Kemp	Skylar Kim	Jim Spillers	Sharon Winget
James Ratchford	Robin Finkeneller	Julius Schweich	Pat Spillers	Terry Winget
	Rob Ludwinski	Scott Dent	Spiros Protopsaltis	Shannon Wyatt



Mary Sydney
Weber
Tom Bruemer
Hugh Berry
Thomas Ferdman
Diane Vierling
Robert Vierling
Charles Green
Tamara Bruce
Tami Gallagher
Tami Green
Tim Welch
Angie Welch
Tanya Sjodin
Tatsiana Taranda
Tarah Tyler
Tatiana Zagorovski
Barbara Marshall
Tina Sclair-Stein
Timothy Moore
Tchule Moore
Teri Igel
Thomas Ellsworth
Dagmar Graham
Thomas Howard
Sharon Howard
Theresa
Budenholzer
Teresa Schmitt
Terry Koebbe
Terry Grogan
Jeanne Tevlin
James Tevlin
Tom Doherty
Terry Ferrin
Thomas Green
Thomas Souders
Tyler Gehbauet
Tim Gossett
Thad Ferguson
Tim Hayes
Donna Corder
Jan Hamilton
Sean Hamilton
Laura Swallow
Youngson Kim
Robert H Kessler
Tommy I Moore
Tim Reeves
Timothy Yazawa
Theodore Scholtz
Jenny Yuan
Toby Keane
Thaddea Slabaugh
Tara Hodam
Margo Tzadok
Reuven Tzadok
Tina Givens

Theresa Garbo
Thomas
Mungenast Jr
Terence Nolan
Taylor Wilmering
Toby Thomeczek
Tod Yazdi
Todd Colton
Tom Pierce
Thomas Pullen
Thomas R Etling
Tom Janicik
Anthony DeVasto
Tony Vermillion
Diana Anderson
Toren Anderson
Tracey Ratchford
Tracy Lindloff
Robin Charles
Peggy Temkin
Tresa Thomas
Trevor Ullman
Trey Luina
Maureen
Trompeter
David Trompeter
Jerry Adzima
Terry Schreiter
Tom Shaner
Tim Shapiro
Tiffany Wachter
Ted Tahlir
Theresa Turken
Bryan Turken
William Tyler
Margery Tyler
Richard Berger
Gary Owens
Una Amend
Diane Unger
James Unger
Jennifer Stecher
Vince Misuraca
Cathy Bateman
Brenda Varga
Varuna De Alwis
Vess Stoimenov
Vitaly Gipkhin
Victoria Van
Horsen
Kathleen Boudreau
Victoria Iturri
Vincent Deblaze
Vivian Doherty
Phyllis J Kessler
Vannee Piromsuk
Janice Sherman
Wendell Davis

William Kline
Nick Weber
Linda Weir
Jerry Weir
Ashley Wells
Wendy Hotard
Gary Sherman
Warren Sherman
Sara McKinley
Joan Taryle
Winnie Hua
Elizabeth Becks
Tom Becks
Walter Gavlick
Leisa Grogan
William Evans
James Wright
Michelle Wright
Wayne Markman
Bonita Bono
Yeunkoo Lee
Run-Hwa Tsui
Zach Tarter
Zachary Denison
Zach Menz
Stacey Prelutsky
Zeyna Naufel
Liming Zhou
Tingting Chen
Anthony Lang
Anita Schwartz
Julia Winters
Elizabeth Glickert
Mary Jane Lyons
Jack Edelman



LETTER OF OPPOSITION

to KU Development and Mills Properties request for rezoning at Schoettler and South Outer 40

To Whom It May Concern:

This plan does no good for the neighborhood or Chesterfield.

As part of PRESERVE SCHOETTLE, I am writing to express my opposition to the proposed rezoning and development project, at Schoettler and South Outer 40 roads. I join with over 1,500 other concerned residents to oppose this apartment development.

Which is not only in a completely residential community but in a very dangerous + congested corner.

The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield

Comprehensive Plan policies that states:

Approving this Apartment plan does not make sense. There are open empty areas elsewhere.

- 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;
- The goal of the Planning Commission is to preserve existing neighborhoods.

It is a Bad Plan. TOO crowded, loss of beautiful trees

My opposition is also based on these facts:

- The loss of neighborhood and community character. *Quiet, tree lined.*
- Increased traffic congestion adding to an already dangerous situation. *BAD corner*
- Domino effect in light of contingency contract on additional property.
- Once the property is rezoned, a developer can change the original concept or plan. *Makes No Sense*
- Density of the area is not appropriate.
- Mills Properties has an F rating with BBB.

Our property values go down so a developer can become other RICH. BAD PLAN, BAD area for Bad plan,

Lots of trees, nature, quiet beauty that made Chesterfield desirable.

Keep the Single-Family zoning. Only Single-Family construction fits this neighborhood and community.

DO NOT sell out on these Homeowners & Chesterfield

Respectfully,

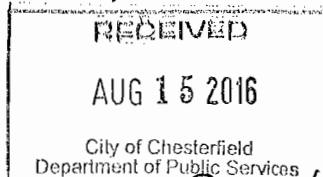
Name Marilynn James

Address 1314 Amherst Terrace Way

Phone: 636 532 3484 E-mail marilynnjames@gmail.com

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



P.S. I have owned 2 homes in Baxter Lakes since 1976. Keep the Beauty, the quiet community in TRACT in J.

Jessica Henry

From: Cathy Osborn <cathyaosborn@yahoo.com>
Sent: Tuesday, August 16, 2016 9:07 AM
To: Jessica Henry
Subject: Letter of Opposition to Rezoning Request at Schoettler and South Outer 40

Dear Ms Henry,

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

I live near this intersection and travel on it regularly. I have concerns about the project's density, effect on traffic, and the change in the neighborhood from single family homes.

Please retain the current zoning.

Yours truly,

Cathy Osborn
1579 Timberlake Mnr Pky
Chesterfield, MO 63017

Jessica Henry

From: Linda Reid <LindaReid@charter.net>
Sent: Thursday, August 18, 2016 10:37 AM
To: Jessica Henry
Subject: RE: PROPOSED APARTMENT COMPLEX AT SCHOETTLER AND THE OUTER ROAD, WHERE THE CHURCH IS LOCATED

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Jessica,
I am wondering why we, the citizens of Chesterfield, have to fight to keep our single family zoning on Schoettler Road? From the opposition you can see that the residents feel it will jeopardize public safety and traffic control. I sincerely hope that our planning and zoning committee will keep our best interests at heart. Let the developer/builder build their apartments where it is already zoned multi-family. Please be our advocate and do not be swayed by any monies that might be offered to Chesterfield.
Most sincerely,
Linda Reid

From: Jessica Henry [mailto:JHenry@chesterfield.mo.us]
Sent: Tuesday, May 31, 2016 12:19 PM
To: Guy Tilman; Linda Reid
Cc: Aimee Nassif; Mike Geisel
Subject: RE: PROPOSED APARTMENT COMPLEX AT SCHOETTLER AND THE OUTER ROAD, WHERE THE CHURCH IS LOCATED

Good afternoon,

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 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



From: Guy Tilman
Sent: Tuesday, May 31, 2016 10:02 AM
To: Linda Reid <LindaReid@charter.net>
Cc: Jessica Henry <JHenry@chesterfield.mo.us>
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!!!

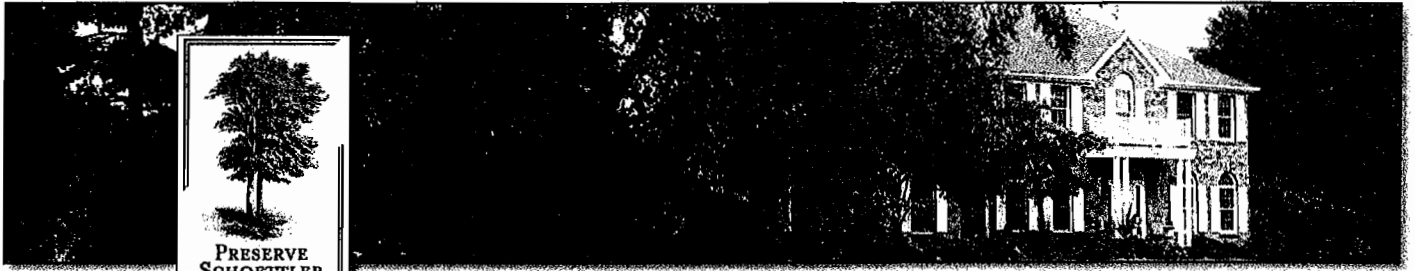
Most residents along schoettler road are unaware of this re zoning proposal
Please consider alternatives to the proposal that would result in fewer negatives for my family, Neighbors and community.

Respectfully,

---Linda Reid-----

Phone ---636 532 6531-----

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.



LETTER OF OPPOSITION

to KU Development and Mills Properties request for rezoning at Schoettler and South Outer 40

3/14/16

To Whom It May Concern:

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development project, at Schoettler and South Outer 40 roads. I join with over 1,500 other concerned residents to oppose this apartment development.

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;
- The goal of the Planning Commission is to preserve existing neighborhoods.

My opposition is also based on these facts:

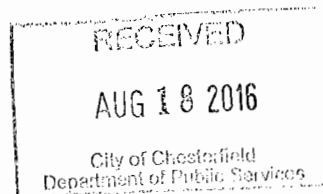
- The loss of neighborhood and community character.
- Increased traffic congestion adding to an already dangerous situation.
- Domino effect in light of contingency contract on additional property.
- Once the property is rezoned, a developer can change the original concept or plan.
- Density of the area is not appropriate.
- Mills Properties has an F rating with BBB.

Other The development states this would be a good place for empty nesters. I'm not sure re: any other people →

Keep the Single-Family zoning. Only Single-Family construction fits this neighborhood and community.

Respectfully,
 Name Lisa & Jeff Russon
 Address 1828 Rockmoor Chesterfield mo 63017
 Phone: 314-550-0459 E-mail lgrusson@att.net

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



would live in a complex without
~~the~~ elevators. I know I would not
~~not~~ want to be carry groceries
up and down stairs.

Jessica Henry

From: Curtis Reis <cbotrytis@yahoo.com>
Sent: Thursday, August 18, 2016 4:09 PM
To: Jessica Henry
Subject: Please Read and Please Think About This

**Would you want to do business
with a company holding an F rating from
the Better Business Bureau?**

Besides having no experience in any kind of development, KU Development has partnered with Mills Properties, Inc. to manage this apartment complex. Mills by the way holds an F rating from the Better Business Bureau!

We therefore question why City of Chesterfield would choose to allow this development to proceed?

Home » Business or Charity Reviews » Apartments » Mills Properties Inc



BBB Business Review

Overview | Complaints | Customer Reviews | Directions

THIS BUSINESS IS NOT BBB ACCREDITED.

Mills Properties Inc
 Phone: (314) 741-6838
 Fax: (314) 721-7900
 View Additional Phone Numbers
 2650 S Hanley Rd # 200, Saint Louis, MO 63144
<http://www.millsproperties.net>

F On a scale of A+ to F
 Reason for Rating
 BBB Ratings System Overview

 Share  Print

BBB Business Reviews may not be reproduced for sales or promotional purposes.

BBB Accreditation
 This business is not BBB accredited.

BBB is urging consumers to use caution when considering doing business with Mill's Properties. BBB has received a pattern of complaints against this company alleging, delay's in responding to tenant's request for maintenance, security deposits are not refunded, failure to document charges for cleaning the apartment or damage to the apartment and overall poor customer service.

[Read Complaints](#) | [Definitions](#) | [BBB Complaint Process](#) | [File a Complaint against Mills Properties Inc](#)
[See Trends in Complaints on Mills Properties Inc](#) | [View Complaints Summary by Resolution Pie Chart on Mills Properties Inc](#)

Further, Preserve Schoettler has brought to the attention of City Officials that KU Development has **no track record** of residential or commercial development in Chesterfield.

40 West Luxury Living will be the first such development by this company!

KU development has only been in business since August 2015, and has no experience in construction, city permitting or zoning laws; this will be their first development of any kind in Chesterfield.

In addition to this lack of experience, Preserve Schoettler residents also question whether this developer is seeking federal assistance for funding, allowing the property to be permitted for the Housing Choice Voucher (formerly Section 8 housing) program under the U.S. Department of Housing and Urban Development.

Such a designation would be incompatible with the City of Chesterfield, and the single family residences along Schoettler Road.

Jessica Henry

From: Lucy Burke <lucyburke@charter.net>
Sent: Thursday, August 18, 2016 4:30 PM
To: Jessica Henry
Subject: Stop the development at Schoettler and 40

Ms. Henry,

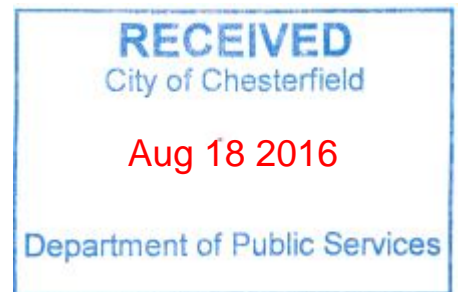
I respectfully implore you to stop the prospective revoking at Schoettler and highway 40.

My elderly parents live at Oaktree estates and the thought of increased traffic at the Schoettler and 40 intersection is extremely distressing to them and our entire family.

My family resides in Fairfield Farm subdivision. When we moved here 10 years ago, Schoettler road was a peaceful lightly traffic street filled with single family homes. I beg you to not ruin our neighborhood with an apartment complex. The traffic alone would decrease our property value.

Respectfully,

Lucy Burke



To: Jessica Henry

From: Preserve Schoettler Residents: 1,600 Members Strong and Growing!

Date: August 17th, 2016

Letter of Opposition

**P.Z. 03-2016 40 West Luxury Living
(KU Development LLC) R1, R2, NU to R6 Rezoning**

Besides having no experience in any kind of development, KU Development has partnered with Mills Properties, Inc. to manage this apartment complex. Mills by the way holds an F rating from the Better Business Bureau!

Supporting Argument/Evidence

Would any resident of Chesterfield choose to do business with a company holding an "F" rating from the Better Business Bureau? We therefore question why City of Chesterfield would chose to allow this development to proceed:

Home > Business or Charity Reviews > Apartments > Mills Properties Inc

BBB Business Review

Overview | Complaints | Customer Reviews | Directions

THIS BUSINESS IS NOT BBB ACCREDITED.

Mills Properties Inc
Phone: (314) 741-6838
Fax: (314) 721-7900
View Additional Phone Numbers
2650 S Hanley Rd # 200, Saint Louis, MO 63144
<http://www.millsproperties.net>

F On a scale of A+ to F
Reason for Rating
BBB Ratings System Overview

Share Print

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BBB Accreditation
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BBB is urging consumers to use caution when considering doing business with Mill's Properties. BBB has received a pattern of complaints against this company alleging, delay's in responding to tenant's request for maintenance, security deposits are not refunded, failure to document charges for cleaning the apartment or damage to the apartment and overall poor customer service.

[Read Complaints](#) | [Definitions](#) | [BBB Complaint Process](#) | [File a Complaint against Mills Properties Inc](#)
[See Trends in Complaints on Mills Properties Inc](#) | [View Complaints Summary by Resolution Pie Chart on Mills Properties Inc](#)

Further, Preserve Schoettler residents bring to the attention of City Officials that KU Development has **no track record** of residential or commercial development in Chesterfield, and that 40 West Luxury Living will be the first such development by this company. KU development has only been in business since August 2015, and has no experience in construction, city permitting or zoning laws; this will be their first development of any kind in Chesterfield.

In addition to this lack of experience, Preserve Schoettler residents also question whether this developer will seek federal assistance for funding, allowing the property to be permitted for the Housing Choice Voucher (formerly Section 8 housing) program under the U.S. Department of Housing and Urban Development. Such a designation would be incompatible with the City of Chesterfield, and the single family residences along Schoettler Road.

Recommendation

We, the concerned citizens of Chesterfield, listed below, demand that you **vote against** the rezoning proposal for the following reasons:

1. "F" rating from Better Business Bureau of KU Development's chosen property manager Millis Properties
2. KU Development's complete lack of experience or track record for residential or commercial development of any kind in the City of Chesterfield or surrounding areas
3. Potential for KU Development to seek federal funding assistance via HUD for the Housing Choice Voucher program allowing low-income families, elderly and disabled households to find affordable housing in the private market and receive assistance in paying their monthly rent

We expect the City employees and its elected officials to place the concerns of existing residences along Schoettler Road foremost in your minds and not support this inexperienced and poorly rated proposal.

We also expect that you will not support the potential for federally funded rental assistance for tenants of this development. It is the responsibility of all decision makers to ensure future developments in Chesterfield come from qualified and experienced developers, so as to maintain the integrity of our great city.



Sheldon Pokres
Katherine Chauncey
David Krupinski
Bryan Hunt
Lilly Billingsley
Abby Lathrop
Mary Cramer
Anne Alabach
Aaron Klasing
Abdul Bah
Rasha Bah
Aaron Bergman
Sun Bergman
Amy Bertelson
Abby Covington
Penny Goldenhersh
Jeff Goldenhersh
Alex Carter
Ann Dalton
Adrienne DeVasto
Angela DeVasto
Richard Hitt
Adeline Schraier
Charles Wyatt
Andrew Hoffman
Aimee Eickmann
Audrey Sherman
Anna Knickerbocker
Anna Halloran
Alan D Gorman
Jane Mao
Alex Pinder
Andrey Samsonov
Allen Stocker
Amy Borlin
Albert Finkelstein
Amanda Jackels
Adam Mason
AnneMarie Watts
Dr Allen Schwab
Amy Wright
Amy Alley
Amy Bonnett
Amy Wallis
Ananth Lalithakumar
Andrew Josen
Andrew Schuering
Andrew Shenberg
Andrea Seavey
Angela Laurence
Ann Kozminske
Anna Mueller
Dorothy Larson
Anne Wirthlin
Anne Quade
Ann Bugg
Anusha Gopal
Aparna Deora
Alan Pratzel
Alan Prelutsky
Mark Arciszewski
Mary Wagnitz
Rosie Fisher
William Watts
Armi Baptist

Arthur James
Amanda Sidney
Alice Schott
Allison Galanti
Ashley Bunton
Ashley Carr
Samuel Rudolph
Rose Rudolph
Allison Tsui
Charles Johnson
Diana Thomas
Cathy Williams
Thomas Williams
Simon Cohen
Austin Loeffler
Ann Venegoni- James
Anastasia Averbukh
Avigail Rosenzweig
Laura Browder
Raymond Browder
Ayzik Grach
Maya Grach
Brian Markus
Doyle Baker
Barbara Daniels
Barbara Fisher
Barry Barber
Heralda Grafilo
Vesselin Stoimenov
Byron Baptist
Chen Luo
Barbara Berger
Ben Lewin
Betsy Brenban
William Carey
Stacy Carey
Bo Chaloupek
Brendan Kearns
Bernard Dawkins
Bill DiMercurio
Bea Brennan
Barbara Burnside
Rebecca Oberle
Rebekah Sherman
Robert Bedwell
Benjamin Bresnahan
Michelle Bergesch
Joe Bergesch
Bernie Hermann
Marilyn Hagely
Elizabeth Gordon
Betsy Murphy
Betsy Ferdman
Betsy Breckenridge
Bev Strothkamp
Beverly Reitz
Britt Fassler
Bruce Geiger
Barth Holohan
Tarra Foster
William Dewert
William Sloan
Bill Bumberry
William Finkeneller
William Rothrock

Donna Biolchini
Ryan Rueckert
Brenna Joslin
Barry Wallis
Lorraine Klostermann
Blake Trivundza
Frank Bleyer
Bryan Hicklin
Amy Blickensderfer
Bridget Neichter
Brittany Dollar
Boris Trivundza
Peter Deck
Bob Carlson
Robert Wacker
Mollie Gulino
Bob Atchison
Bob Barnes
Bob Wufers
Matthew Boyd
Thomas Lieber
Robert Phillips
Brad Jolliff
Diane Barone
Brent Covington
Brian Baldwin
Barb Baldwin
William Baldwin
Brian McGinnis
Brent Ribble
Kelly Lacy
Brenda Routsong
Kelli Brown
Steve Brown
Bruce Bernstein
Bruce Johnston
Bruce Frailey
Bryan Brown
Bill Schneider
Albert Schott
Brian Steiner
Brad Swallow
David Buchanan
Warren Hoffner
Luann Hoffner
Chris Budd
Lori Buffa
Rich Buffa
Jacob Buffa
James Bunn
Dale Bunnell
Shirlene Bunnell
Brad Wachler
Barbara Wyatt
Brad Young
Nancy Bruce
Charles Bruce
Carol Isaak
Camille Samson
Mary Mezines
Chris Mezines
Cullen Andrews
Carla Hoenig
Carlos Sharlow
James Kron

Carol Kron
Carol Johns
Carol Young
Carol Michelman
Jeffrey Michelman
Carol Wagner
Carrie Roberts
Carrie Trammell
Carsen Swallow
Caryn Shuler
Catana Pearson
Cathy Osborn
Cathy Rozzell
Cathy Steiner
Mark Schenberg
Stacy Schenberg
Carlene Pfeifer
Michael Pfeifer
Cheryl Kulik
Connie Kallaos
William Kallaos
Curtis Reis
Courtney Tucker
Claire Dickerson
Carol Medwin
Rizwan Ali
Charles Dickerson
Charles Dietrich
Christa Drews
Claire Hack
Richard Hack
Chris Evans
Carmen Fabella
Christine Filcoff
Charlie Forrest
Cecil Compton
Christopher Gladden
CG Wittenbrink
Richard Willmann
Beth Hastings
Zhoumou Chen
Cheryl Sept
Chuck Harris
David Martin
Christian Stein
Chris Gale
Chris Krummenacher
Christine Grogan
Mary Christine Livergood
Chris Hughes
Kelli Unnerstall
Cindy Fisher
Cindy Grasse
Cindy Steiner
Cynthia Shedd
Cindy Mooney
Cathy Reeves
Corinne Izsak Gale
Chris Greer
Cyndi Ludwinski
Chafic Naufel
Christine Reimers
Chris Wagner
Carol Blood
Candace Stallone



Cindy Abell- Watts
Cliff Steiner
Christopher Mertz
Cathy McClarnan
Claire Shenberg
Colin McPherron
Charles Montani Jr
Christopher Preston
Cindy Wiggins
Christopher Benton
Carolyn Kuo
Conner Kloeppe
Dan Connolly
Lori Allen
Yong Kim
Christine Pesout
Charles Smith
Carolyn Barnes
Carolyn Schaub
Colette Hunsucker
Christine Oswald
Camala Sunarto
Cheryl Tahlier
Julia Curtis
Charles Kropp
Chunlei Wang
Xuegang Liu
Cynthia Heath
Katy Kraus
David Rush
David Halsey
Diane Guenther
Dale Hotard
Dana Hoffman
Daniel Corder
Dan Breckenridge
Danielle Petty
Daniel Slenker
Dani Toney
Dan Miller
Daphne Lopes
Darlene George
Darren Niles
Deborah Atherton
David Lauer
Kim Stinnett
Davette Mayer
David Reitz
David Chassin
David Lewis
David Reimers
David Hotard
David Stranquist
David Schoemehl
Dawn Bredenkoetter
Anabda Diamond
Darren Bahr
David Clark
Beth Chausow
Dan Chausow
Dave Buesse
Dana Delap
Dan Duggan
Debbie Ecker
Debbie Raisher

Debbie Cohen
Debbie Skelly
Debra Vermillion
Deborah Guenther
David Eisenstein
Deb Ely
Jessica DeMunbrun
Denise Ashcroft
Robert Denison
Dennis Maxey
Derrick Brooks
Mary DeVasto
Gracie DeVasto
Devin Davis
Dean Stoneman
Diana Stoneman
Dawn Koontz
Douglas Grasse
John Gross
David Sprowls
Daniel Hagely
Don Hoffmann
Diana Runge
Diana Dietl
Diane Schunk
Diane Schunk
Diane Struthers
Dianne Goldmann
Dick Bugg
Michele Dietl
David Osborn
Dorjean Komlosy
Jim Komlosy
Deborah Wiese
Linda Krumrey
David Blatt
David Keane
Debbie Hoffmann
Dianne Koehnexke
Lynn Schiller
Dan Schiller
Diane Mao
Donald McKinnis
Denise Smith
David Nowak
Danielle Tevlin
Daniel Lischwe
Don Stookey
James Williams
Nancy Merritt
Katie Herman
Louise Barnes
Donna McKinnis
Donna Devereaux
Donald Schunk
Donald Schunk
Don Wagner
Douglas Joslin
Sherri Failoni
Dwight Failoni
Donna Pecherski
Emily Pecherski
Henry Pecherski
Daniel Mohrman
David Wallace

Richard Dreyfus
Derek Gregory
H Dean Daniels
Daniel Schaub
Dilip Shah
David Strothkamp
David Sunarto
Dulari Shah
Jim Dunn
Tom Durfee
Anne Durfee
John Durfee
Benjamin Durfee
Diane Henderson
Donna Willis
David Young
David Lee
Ellen Goodma
Andrew Edelman
Emelie Clarin
Marjorie Eckert
Ed Madden
Ed Rich
Edward Corno
Eric Galanti
Eyal Kattan
Emmy Lynn Whalen
Elizabeth McKinley
Antoanella Mihai
Eric Miller
Elizabeth Mannen
Ember Shaner
Eric Hannah
Emily Carter
Edde Morgan
Arturo Joson
Hermia Joson
Raymond Joson
Erika Niles
Eileen Orbals
Edwin Piromsuk
Shawn Epstein
Eric Ramos
Erasmus Brown
Eric Lowenstein
Erika Capes
Erik Hemmann
Erin Husband
Wendy Esslinger
Thomas K Etling
Evan Bunton
Evelyn Levine
Evgeniy Kulik
Betty Grogan
Robert Grogan
Matt Carr
Thomas Eyssell
Virillio Fabella
Michael Failoni
Dennis Falast
Darlene Falast
Faraby Reis
Fariba Zabetian
Moe Mobl
Kourosh Mobl

Joseph Feldhaus
Kimberly Rivera
Felipe Rivera
William Fellner
Irene Mueller
Gary Fisher
Jon Fitzgerald
Cynthia Fleissner
Michael Fleissner
Cynthia Dreyfus
Frank Bono
Francis Marchiony
Freda Jones
Fred Sussman
Fran Wulfers
Troy Garner
Patricia Orf
Gary b Taryle
Gary Meier
M Christine Meier
David Corbin
Gerry Cristobal
Alexander Cristobal
George Crump
Jon Gehbauer
Eugene Labarge
Julianna Labarge
George Willis
Gary Jesberg
Ramona Gillespie
James Gillespie
Geraldine Green
Gwyn Lail
Brian Glass
Gerald Lionelli
Glenn Medwin
Gloria Bayer
Gina Garbo
Amy Adam
Jim Nunn
Ben Murphy
Patty Heitz
Gracie Buchanan
Graham Fisher
Sharon Tureen
Grant Keesling
Gregory Strinko
Gregory Kearns
Greg Novak
Gail Scannell
Gary Watson
Heather Beck
Hannah Keane
Hannah Hackman
Brent Hannah
Edgar Hartzke
Joanmarie Hartzke
Heather Buchanan
Heather Dina
Heidi Hemmann
Heidi Bhatia
Helen Etling
Helen Humphrey
Sharon Hargrave
Hezhong Ma



Hillard Lewis
Herman Martinez
Donna Martinez
Mulima Nawa- Hunt
Lora Fellner
Andrew Hogan
James Horton
Lauren Skelly
Homer Sedighi
John Hua
Darla Huelskoetter
Randy Huetsch
Holly Weber
Hugh Johns
Kathy Waldman
Ian Olney
Margaret Blood
John Wood
Ivan Miller
Ingrid Bremer
Inigo Iturri
Tom Dickerson
In Pak
Ilene Pokres
Irene Buckalew
Max Miller
Jim Burcke
Alexis Burcke
John Quade
Laurie Sinclair- Osterhaus
John Conners
Charles Jackels
Jacquelyn Spellmeyer
Jan Schultz
Jocelyn Davis
Jaime Sprowls
Jeffrey Kaplan
Jacob Huelskoetter
Jacob Diamond
James Longshore
Jan Longshore
James Billingsley
James Talbot
James Goodwin
James Fuller
James Moats
James Quicksilver
Debra Gardner
John Gardner
Carla Gardner
William Hemberger
Jane Hemberger
Janet Wheatley
Janet Williamson
Janice Strinko
Janis Meisenholder
Janice Osbourn
Jan Wacker
Jean Rozycki
Jason Drennan
Jason Welker
Jason Hendricks
Marykutty Augustine
Joseph Augustine
Karen Wasserman

Karen Greenberg
Andy Wasserman
Julia Wasserman
Judith Wiegers
Lisa Kendall
Jacson Kendall
Vivek Sinha
Jayme Becker
Jay Meisenholder
James Beck
Janice Kearns
Jo Ann Black
Janie Bedwell
James Capes
Jerry Ballesteros
Andrew Ballesteros
May Cheng
Eric Ballesteros
Julieann Berg
Joan Forrest
Jim Hilf
John Thompson
Jaime Davega
Julia Lueders
Joss D'Souza
Dana Lathrop
Jayne Chong
Jeanna Gossett
Jeanne A Clauson
Jeanne Diamond
Jeanne Andrews
Jeannie Johnston
Jeffrey Todd
Michele Feltz
Jeff Kuehn
Kelly Jenkins
Jennifer Glickert
Jennifer Ahmad
Jen Biswell
Jennifer Gardner
Jennifer Mooney
Jennifer Gibbs
Jennifer Albritton
Jenny Tully
Jennifer Schmatz
Jennifer Best
Jennifer Depp
Jennifer Hosob
Jeremy Koenig
Jerome Ullman
Jerry Ullman
Jessica Porter
Jessica Hicklin
Jessica Hendricks
Julie Ryan
James Bolin
Jim Bolin
Jeanne Fike
Jeffrey Fowler
Joan Frank
Julie Adzima
John Glickert Jr
John Glickert
Gretchen Kane
Heralda Grafilo

Joana Grafilo
Jonah Grafilo
John Haley
Barbara Harding
Jennifer Heitgerd
John Hodam
Jillisa Jalbert
Jim Brennan
James Baldanza
James Lathrop
Hongjin Kim
Jim Layton
Jim Spellmeyer
Dorian Jamison
Jip Prapaisilapa
Shawn Ryan
James Walker
Genevieve Walker
James Wotruba
Eugenia Kardaris
Jody Chassin
Karen Del Rio
Jim Del Rio
Jim Knight
Janet Knight
Joe Krygiel
Judy Levens
Jeff Lieber
Jie Lin
Janet Schwarze
Jamie Belding
Jennie Iverson
Jessica Preston
Jim Malen
Joan Carlson
Joyce Dear
Jim Middleton
Cindy Davenport
Jan Misuraca
Joyce Mungenast
James Zarnos
Joan Denison
David Berg
Jodie Joseph
Jodi Markman
Joseph Donnelly
Kathy Howe
Sara Howe
Theresa Howe
Joe Howe
Joe Hackett
Joseph Spellmeyer
Jay Joffe
John Dietl
John Shuman
John Barber
John Green
John Williamson
John Fuller
Charlotte Fuller
John Kastberg
John Pearson
Jon Eickmann
Dan Halloran
Jordon Black

Jordyn Wolf
Jim Ortbals
Joseph Padiyara
Joshua Ludwinski
Gary Ludwinski
Joy Jolliff
Joyce Saffa
Dennis Saffa
Jeanette Piromsuk
Jordan Poznick
Jean Wittenbrink
Judith Moore
Judy Reissing
Janice Lewis
Joe Herman
Cathy Herman
Patricia Martin
Jack Martin
Joe Sainato
Jodi Schneiderman
John Schweitzer
Judy Sclair-Stein
Jeannette Kelly
John Kelly
Julie Skrainka
Janet Solgas
Jillian Solom
Jeanne Staley
James Struthers
Jeff Bone
Michele Carter
Jason Telford
Judith Dewert
Judy Brennan
Judy Brown- Rowden
Julie Fitzgerald
Julie Huetsch
Julie Stuckmeyer
Julianne Scharfenberg
June Van Klaveren
Janet Wasylczak
Joe Vanleunen
Katie Joffe
David Kaiser
Sandy Young
Ryan Young
Kara Wunderlich
Karen Hardy
Karen Hackett
Karl Goplen
Karlie Pinder
Valentina Karpman
Kathy Thoele
Kathy Bumberry
Kathryn Mezones
Kathryn Busch
Kathleen Durney
Kathy Fehlig
Katie Lail
Karen A Willmann
Kirstine Bunn
Kathryn Spellmeyer
Kathy Lazzara
Kathy Crump
Kathy Crump



Katie Fichter
 Bennett Keane
 Daniel Kearns
 Katie Glickert
 Katie Eickmann
 Kathryn Mastorakos
 Keith Stuckmeyer
 Katherine Joslin
 Kelli Loeffler
 Kelly Atwood
 John Long
 Julie Long
 Joseph Kemp
 Kenneth Osbourn
 Kerry Bresnahan
 Kerry Rudin
 Kristin Schaefer
 Kurt Fatzinger
 Kathryn Fluchel
 Karen Gladden
 Kevin Green
 Kimberly Wimmer
 Kim Hackman
 Kim Harrington
 Kimberly Davis
 Katherine Harrison
 Kristin Drennan
 Kristin Keane
 Kelsey Mohsen
 Mary Klump
 Ken Klump
 Karen Huighe
 Dennis Huighe
 Kathleen Rauscher
 Kathleen Delsing
 Kimberly Mertz
 Kathleen Safranski
 Karen Schmalz
 Kimberly Schmalz
 Kevin Van Cleave
 Ghadir Naufel
 Ken Thoele
 Carolyn Komosny
 Neil Komosny
 Matthew Kovarik
 Jenna Kovarik
 Ron Kozminske
 Kelly Kile
 Komson Piromsuk
 Pat Crawford
 Stephen Krieger
 Krista Souders
 Brian Krumrey
 Rebecca Kruse
 Valerie Krygiel
 Keith Schneider
 Kevin Sjodin
 Ann Asperheim
 Kuldip Khosla
 Kurt Wunderlich
 Kelly Winkler
 Kyra Ellis Brown
 Lynn Politte Haack
 Lois Biggs
 Lianna Corteville

Lisa Barbeau
 Laura Ahlheim
 Lamees Horani
 Marni Lang
 Laura Berry
 Leslie Rothrock
 Larry Hoffman
 Lawrence Krumrey
 Larry Van Klaveren
 Howard Weisel
 Laura Nolan
 Lauren Angelo
 Laurie Duncan
 Lauren Berry
 Lydia Frank
 Laura Daniels
 Linda Daniels
 Laura Guidry
 Leah Hammel
 Leann Schuering
 Barb Phillips
 Laura Boyd
 Leda Sander
 Brian LeDuc
 Lori LeDuc
 Laura Paulsell
 Greg Lemasters
 Scott Lenz
 James Schmidt
 Joan Bishop Schmidt
 Leslie Garner
 Terry Isaac
 Marsha Isaac
 Laura Filmore
 Eleftheria Fitzgerald
 Jeff Russom
 Lisa Russom
 Lauren Cassimatis
 Leonard Hottter
 Jere Wilmering
 Megan Duggan-White
 Lillyann Baldanza
 Lily Burke
 Linda Maguire
 Linda Reid
 Lindsey Glass
 Lindsay Klasing
 Linda Baker
 Alexander Lionelli
 Lisa Grasse
 Lisa Nevin
 Liz Fels
 Linda Amundsen
 Lois Keesling
 Lisa DeMunbrun
 Lisa Mahiger
 Lauren Mason
 Lauren Wolf
 Stanley Safranski
 Maurice Lonsway
 Nesta Lonsway
 Lora Roberts
 Loretto Wemhoener
 Kent Wemhoener
 Kurt Wemhoener

Lori Sauerwein
 Lori Riti
 Lisa Powers
 Lisa Eisenstein
 Lois Protopsaltis
 Linda Rich
 Lucy Burke
 David Burke
 Leo Whiteside
 Lynn Hepler
 Lynn Schmidt
 Mike Fagan
 Patricia Whiteside
 Yue Chen
 Mackenzie Brown
 Margaret Schmidt
 Madison Wimmer
 Maddie Johnston
 Mary Lopez
 Sheila Madsen
 Gary Madsen
 Margaret Madsen
 Sarah Madsen
 Kristen Main
 Darrell Songer
 Raul Clarin
 Jill Malen
 Mary Ann Mastorakos
 Marge Matta
 Janet Kammeyer
 Manhing Tsui
 Manju Khosla
 Marcela Chaloupek
 Margaret Hua
 Margaret Williams
 Margaret Koebbe
 Terry Egan
 Maria Donnelly
 Marilynn Jemas
 Marina Atchison
 Mark Skelly
 Mark Stegmann
 Mark Falast
 Mark Allen
 Mark Bengard
 Mark Smith
 Mark Swyers
 Irven Dale
 Marlene Lischwe
 Marsha Stevenson
 Marsha Weisel
 Marsha Boedeker
 Marta Gaska
 Marty Schnaare
 Jennifer Kane
 Mary Kane
 Mary Alabach
 Mary Barber
 Mary Grant
 Mary Oglesby
 Pat Mohrman
 Mary Roy
 Matthew Huelskoetter
 Matt Husband
 Maureen Lordo

Melissa Walsh
 Max Fisher
 Mike Bateman
 Mark Belding
 Cindy Bennington
 Michele Hermann
 Michelle Bourke
 Mark Bryzeal
 Mary Wilmering
 Michael McDonald
 Carol Flickinger
 Dava Mcleod
 Marie Friedman
 Mike Daniels
 Mark Dickherber
 Maureen Duggan
 Meghan Glenn
 Melissa Welker
 Melissa Bream Guz
 Melissa Hoehn
 Melissa Wachler
 Melissa Sutherland
 Marilyn Hosenfelt
 Mary Peterson
 Menashe Kattan
 Alex Menz
 Mary Ellen Schweitzer
 Mary Finken Keller
 Marc Friedman
 Mary Jermak
 Mike Hammel
 Amanda Hammel
 Mary Hiendlmayr
 Megan Smith
 Michael Whalen
 Michael Bakalor
 Michael DeNorscia
 Michael Biggs
 Michael Grogan
 Michael Wagnitz
 Mike Gardner
 Michael Green
 Michael Mahoney
 Mike Kearns
 Michelle Harrell
 Mike Harrell
 Razvan Mihai
 Michael Lordo
 Mike Lueders
 Gary Michael Dunlap
 Michael Huez
 Mike Light
 Marlana Light
 Mike Massey
 Mikhail Averbukh
 Mary Sharamitaro
 Maria Massey
 Mindy Scharf
 Veena Ray
 Jeff Weisman
 Michael Israel
 John McGuire
 Marilynn McGuire
 Mary Bergjans
 Mark Bremer



Mark Buesse
 Michael Ferdman
 Jill Hahn
 Michael Hahn
 Martha Neukomm
 Michele Kloepfel
 John Lashly
 Marcie Blatt
 Melissa Lenz
 Mary Lewis
 Michelle Halsey
 Michael Kane
 Maribell Knickerbocker
 Robert Knickerbocker
 Margaret Sedighi
 Mary Lee Walter
 Michael D Moore
 Mary Lou March
 Michael Cassimatis
 Laura Watson
 Monica Brooks
 Monica Meara
 Mike Meara
 James Moore
 Patricia Moore
 Maggie Orf
 Morgan Petty
 Morgan Koenig
 Julie Moriarity
 Maggie O'Shaughnessy
 Stephen Hargrave
 Patricia Crotty
 William Lau
 Linda Lau
 Melissa Schmidt
 Martin Schwarze
 Melissa Coday
 Donna Crain
 Sung Ho Moon
 Mark Sherman
 Molly Slenker
 Michael Solom
 Matthew Paulsell
 Michael Pappas
 Mark Taylor
 Mike Pallia
 Mae Pratzel
 Mike Wieser
 Martin Warren
 Marilyn Warren
 Matthew Kim
 Linda Meyers
 John Williams
 Jeff Schneiderman
 Nancy Taylor
 Nadiya Ostrovskiy
 Naeem Bari
 Norm Moenkhaus
 Nancy Schuster
 Nancy Carter
 Joseph Carter
 Nancy Mehan
 Nancy Sheridan
 Joe Navarro
 Natalia Samsonov

Nate Hopper
 Nathan Hoenig
 Robert Ellis
 Karen Nicoletti
 Rick Nicoletti
 Neil Friedman
 Courtney Powell
 Nick Johnston
 Nick Lathrop
 Nick Stepaniuk
 Sachin Nigam
 Nancy Lange
 Nancy Hogan
 Martha Litzsinger
 Naji Naufel
 Donald Deason
 Noel Jemas
 Jennifer Lieber
 Nick Orf
 Namita Paranjothi
 Natalie Piromsuk
 Rowenna Navarro
 Nick Angelo
 Neil Shapiro
 Nicholas Stamos
 Syed Ahmad
 John O'Neill
 Sandra O'Neill
 Owen McKinley
 Gregory Adam
 Garry Orf
 Amjad Horani
 Dmitry Ostrovskiy
 Joan Lebon
 Marc Overschmidt
 Pam Fogarty
 Page Andersen
 Greg Andersen
 Patricia Benbenek
 Kathryn Trimarke
 Jacqueline Dohm
 Pamela Gehbauer
 Pam Miller
 Paula Parcher
 James Parcher
 Pat Strange
 Brian Strange
 Patrice Kaplan
 Patti Kirschbaum
 Patti Miller
 Ronald Eisenberg
 Paul Biolchini
 Patricia Boman
 Margaret Conkle
 Patricia Voigt
 Phyllis Schaffler
 Peggy Yanover
 Dennis Norton
 Aimee Tu
 So Kim
 Peter Danna
 Brooke Danna
 Peter Rozzell
 Pete Von Minden
 Peter Von Minden

Kathleen Von Minden
 Paul Hintze
 Peg Kiley
 Paul Greenberger
 Pat Gross
 Phil Jones
 Paul Klostermann
 Patti Hintze
 Pamela Hortter
 Phyllis Wurzel
 Mary Piccirilli
 Katie Pier
 Xiaofang Tian
 Staci Pruitt
 Patricia Jamjoom
 Pam Korn
 Patricia Huez
 Pam Miller
 Paul Muzik
 Deanna Muzik
 Peter Neichter
 Polly Rutherford
 Clifford McClure Jr
 Julia Lega
 Ralph Prinz
 Celeste Prinz
 Donna Krupinski
 Peter Sharamitaro
 Patrick Sidney
 Paul Smith
 Paolo Ocampo
 Cristina Ocampo
 Paul Travers
 Rachel Amador
 Lynn Queensen
 Howard Reynolds
 Mindy Fitter
 Susan Beck
 Will Hack
 Ryan Hockenbury
 Robert Boedeker
 Randall Beckham
 Randy Scharfenberg
 Randy Mayer
 Janet Robey-Schwartz
 James Ratchford
 Donna Bosenbecker
 Raymond Bosenbecker
 Rita Buesse
 Ricardo de Rojas
 Reginald Varga
 Rebecca Medwin
 Susan McDonald
 Reeja Joseph
 Tamara Williams- Reding
 Richard George
 Catherine Regni
 Becky Luethy
 David Luethy
 Samuel Luethy
 Claire Luethy
 Renee Maxey
 Rene Bouchard
 Dennis Miller
 Rachel Fike

Richard Filcoff
 Bob Kearns
 Robert Livergood
 Ralph Fluchel
 Robert Durney
 Roumiana Gospodinova
 Rebecca Greer
 Russell Isaak
 Ruby Poznick
 Rich Blood
 Richard Layton
 Boots Layton
 Richard Schmidt Jr
 Rick Schmidt
 Rickey Martin
 Nanette Rice
 Rick Siebert
 Warren Rix
 Robert Benbenek
 Randall Combs
 Roberta Curtis
 Dick Mueller
 Rick Nicoletti
 Roger Nolting
 Dennis Kruse
 Robert Schaefer
 Robert Laurence
 Peggy Lee
 Russell Wertz
 Ronald Miller
 Rachel Denison
 Rob Trimarke
 Robert Meyers
 Robert Gordon
 R Kemp
 Robin Finkeneller
 Rob Ludwinski
 Robert Harper
 Mary Harper
 Robert Riti
 Robyn DeNorscia
 Robyn Blanke
 Roderick Garbo
 Rodney Devlin
 Roger Rowden
 Ron Guz
 Ronald Meyers
 Ronald Steiner
 Rory Paul
 Robert Osterhaus
 June Middleton
 Robert Schmidt
 Richard Puyear
 Judy Puyear
 Renee Richards
 Randy Shuler
 Bob Serben
 Ross Shelledy
 Richard Sherman
 Ronald Sherstoff
 Rebecca Soltysiak
 Jerome Rueckert
 Mike Rutherford
 Randy Versheldon
 Robert Abbott



Ryan Bresnahan
 Ryan Oswald
 Stan Green
 Joan Green
 Sharon Banner
 Sabu Zacharias
 Susan Drapekin
 Dennis Taylor
 Scott Iverson
 John McCarthy
 Stephanie McCarthy
 Sandra Livergood
 Sally Sprows
 Samantha Frisicchio
 Sandra Haley
 Sandy Wertz
 Sanjiv Bhatia
 Angelina Hemen
 Sarah Cohen
 Scott Asperheim
 Sherry Yazdi
 Sam Brown
 Scarlet Roberts
 Stacey Carswell
 Scott Swindells
 Skylar Kim
 Julius Schweich
 Scott Dent
 Deanna Deaton
 Scott Deaton
 Scott Carver
 Scott Dollar
 Rosemarie Priesmeyer
 Scott Delap
 Steven Drapekin
 Geoffrey Seavey
 Charles Williams
 Steve Lockhart
 Austin Lockhart
 Julia Lockhart
 Deborah Sellers
 Susan Mondello
 Louise Chauvin
 Steve Krafcik
 Jessica Krafcik
 Shaul Ganel
 Meira Ganel
 Stephanie Weinman
 Steve Gorman
 Shannon Adlabi
 Shara Taylor
 Shari Menz
 Sharon Kaiser
 Shari Baron
 Visitacion Cristobal
 Shannon Hoffmann
 Shreejana Akhikari
 Tracy Shuman
 Andre Silvanovich
 Sheila Silvanovich
 Fawn Silva
 Dennis Silva
 Shayla Jamison
 Stephen Henderson
 Sue Crutcher

Suzie Kramarczyk
 Susan Lenihan
 Stephen Malyszko
 Steve Mastorakos
 Shannon Jordan
 Susan Moenkhaus
 Steve Mueller
 Dennis Murphy
 Patricia Murphy
 Sarah Livergood
 Karen Evans
 Soni Lama
 Sonya Land
 Sonya Franklin
 Sophie Craft
 Mike Hixson
 Jim Spillers
 Pat Spillers
 Spiros Protopsaltis
 Scott Powell
 Suzanne Queensen
 Scott Frank
 Sharon Schneider
 Steve Schreiter
 Sheldon Beck
 Stacy Poznick
 Stacy Taeckens
 Thomas Stamos
 Don Waldman
 Stephanie Lieber
 Stephanie Hoff
 Stephen Conkle
 Stephen Trammell
 Stephen Osmon
 Stephanie Rueckert
 Stephanie Morgan
 Steve Fike
 Steve Hackman
 Steve Israel
 Steve Tucker
 Stephen Ahlheim
 Steve Wimmer
 Craig Stewart
 Holly Stewart
 Sandra Thal
 Robert Livergood
 Carol Friedman
 Susan Smart
 Anwer Rahman
 Beverly Stokes
 David Stokes
 Lynn Friedman
 Howard Friedman
 D Sharon Willeat
 Todd T Willeat
 Suchitra Ghosh
 Susan Bruemer
 Tiangong Sun
 Carol Jones
 Susan Ullman
 Susan Barber
 Susan Hernandez
 Susan Antrobus
 Susan Lowenstein
 Susan Luina

Susan Nagarkatti
 Susan Hannah
 Susan Quinn
 Susie Reeves
 Susie Joffe
 Susan Lashly
 Susan Harris
 Sherry Waitz
 Susan Wieser
 Sharon Winget
 Terry Winget
 Shannon Wyatt
 Mary Sydney Weber
 Tom Bruemer
 Hugh Berry
 Thomas Ferdman
 Diane Vierling
 Robert Vierling
 Charles Green
 Tamara Bruce
 Tami Gallagher
 Tami Green
 Tim Welch
 Angie Welch
 Tanya Sjin
 Tatsiana Taranda
 Tarrah Tyler
 Tatiana Zagorovski
 Barbara Marshall
 Tina Sclair-Stein
 Timothy Moore
 Tchule Moore
 Teri Igel
 Thomas Ellsworth
 Dagmar Graham
 Thomas Howard
 Sharon Howard
 Theresa Budenholzer
 Teresa Schmitt
 Terry Koebbe
 Terry Grogan
 Jeanne Tevlin
 James Tevlin
 Tom Doherty
 Terry Ferrin
 Thomas Green
 Thomas Souders
 Tyler Gehbauet
 Tim Gossett
 Thad Ferguson
 Tim Hayes
 Nick Johnston
 Donna Corder
 Jan Hamilton
 Sean Hamilton
 Laura Swallow
 Youngson Kim
 Robert H Kessler
 Tommy I Moore
 Tim Reeves
 Timothy Yazawa
 Theodore Scholtz
 Jenny Yuan
 Toby Keane
 Thaddea Slabaugh

Tara Hodam
 Margo Tzadok
 Reuven Tzadok
 Tina Givens
 Theresa Garbo
 Thomas Mungenast Jr
 Terence Nolan
 Taylor Wilmering
 Toby Thomeczek
 Tod Yazdi
 Todd Colton
 Tom Pierce
 Thomas Pullen
 Thomas R Etling
 Tom Janicik
 Anthony DeVasto
 Tony Vermillion
 Diana Anderson
 Toren Anderson
 Tracey Ratchford
 Tracy Lindloff
 Robin Charles
 Peggy Temkin
 Tresa Thomas
 Trevor Ullman
 Trey Luina
 Maureen Trompeter
 David Trompeter
 Jerry Adzima
 Terry Schreiter
 Tom Shaner
 Tim Shapiro
 Tiffany Wachter
 Ted Tahlier
 Theresa Turken
 Bryan Turken
 William Tyler
 Margery Tyler
 Richard Berger
 Gary Owens
 Una Amend
 Diane Unger
 James Unger
 Jennifer Stecher
 Vince Misuraca
 Sally Owens
 Cathy Bateman
 Brenda Varga
 Varuna De Alwis
 Vess Stoimenov
 Vitaly Gipkhin
 Victoria Van Horsen
 Kathleen Boudreau
 Victoria Iturri
 Vincent Deblaze
 Vivian Doherty
 Phyllis J Kessler
 Vannee Piromsuk
 Janice Sherman
 Wendell Davis
 William Kline
 Nick Weber
 Linda Weir
 Jerry Weir
 Ashley Wells



Wendy Hotard
Gary Sherman
Warren Sherman
Sara McKinley
Joan Taryle
Winnie Hua
Elizabeth Becks

Tom Becks
Walter Gavlick
Leisa Grogan
William Evans
James Wright
Michelle Wright
Wayne Markman
Bonita Bono

Yeunkoo Lee
Run-Hwa Tsui
Zach Tarter
Zachary Denison
Zach Menz
Stacey Prelutsky
Zeyna Naufel
Liming Zhou

Tingting Chen
Anthony Lang
Anita Schwartz
Julia Winters
Elizabeth Glickert
Mary Jane Lyons
Jack Edelman
Barbara Moats

Jessica Henry

From: John & Tracy Shuman <shumans@charter.net>
Sent: Thursday, August 18, 2016 10:46 PM
To: Jessica Henry
Subject: Preserve Schoettler

Jessica,

We are writing you regarding our opposition for rezoning of the property at Schoettler Road and Hwy 40. This is our second letter to you but this opposition is for a different reason. Our previous letter addressed our concern regarding excessive noise and crime related to the proposed apartment complex. Now our concern has to do with the companies who will be building and managing the property. According to our internet search KU Development will be leading this development. We see that Tom Kaiman has previous experience with other development companies, Mia Rose Holdings and Walton Construction but KU Development is a brand new company. We were not able to find any information about it online. We believe it was created less than a year ago and is in its infancy. To our knowledge it has not developed any properties. Is it in the best interest of Chesterfield to partner with such a 'green' business? What track record do we have that this business will have the experience to do what they say they will do. Obviously this company has no concern about the opinions those local residents who will be most affected. Why would they want to build a property in an area where none of its residents want that property?

We also understand that KU Developments will partner with Mills Properties to manage the apartment complex. This is a company with an F rating on the Better Business Bureau. Mills Properties has 27 complaints by residents of their other properties logged against it over the last 3 years, and Mill's Properties has failed to respond to 9 of those complaints. Why would KU Development partner with a company with a poor track record? Why would Chesterfield knowingly allow a company with an F rating to manage a property? To us this is evidence that both companies do not belong in our city. Would you allow your family to use a business with an F rating by the BBB? We certainly would not; furthermore, we ask that the City of Chesterfield strongly consider if they can trust either of these companies to have the integrity to make the right decisions for our city.

Based on these reasons we do not believe that either of these companies have any business doing business in Chesterfield. We will continue to oppose this rezoning proposal as Preserve Schoettler continues to gather more support of local Chesterfield residents.

Thank you for your time.

Sincerely,
John & Tracy Shuman
14546 Gatemont Drive
Chesterfield MO, 63017

Jessica Henry

From: Nancy Carter <nancy_carter@mac.com>
Sent: Friday, August 19, 2016 12:34 PM
To: Jessica Henry; Guy Tilman
Subject: Proposed Schoettler/Hwy. 40 Apartments

Attached are photos taken this morning about 8:45 a.m. at the intersection of Schoettler Road and Schoettler Estates. I happened to be leaving my subdivision and saw this accident.

There have been several accidents of this type in the area in the past several years. At least two, possibly three, have damaged our subdivision sign. Parents on the street always make sure their children stand far back while waiting for the school bus in case something like this happens.

The City of Chesterfield should have knowledge of the accidents that have occurred on this stretch of Schoettler as several years ago our subdivision asked that the pavement around this curve be resurfaced with a less slippery material. The City did get this section resurfaced but it has not eliminated accidents such as the one in this picture.

Are accidents with only one vehicle involved accounted for in the Chesterfield Police accident reports?

Thank you for including this information in the Project File.

Nancy Carter

Sent from iCloud

Begin forwarded message:

From: Nancy Carter <nancy_carter@mac.com>
Date: August 19, 2016 12:00:51 PM
To: Nancy Carter <nancy_carter@mac.com>, info@wfstl.org
Subject:

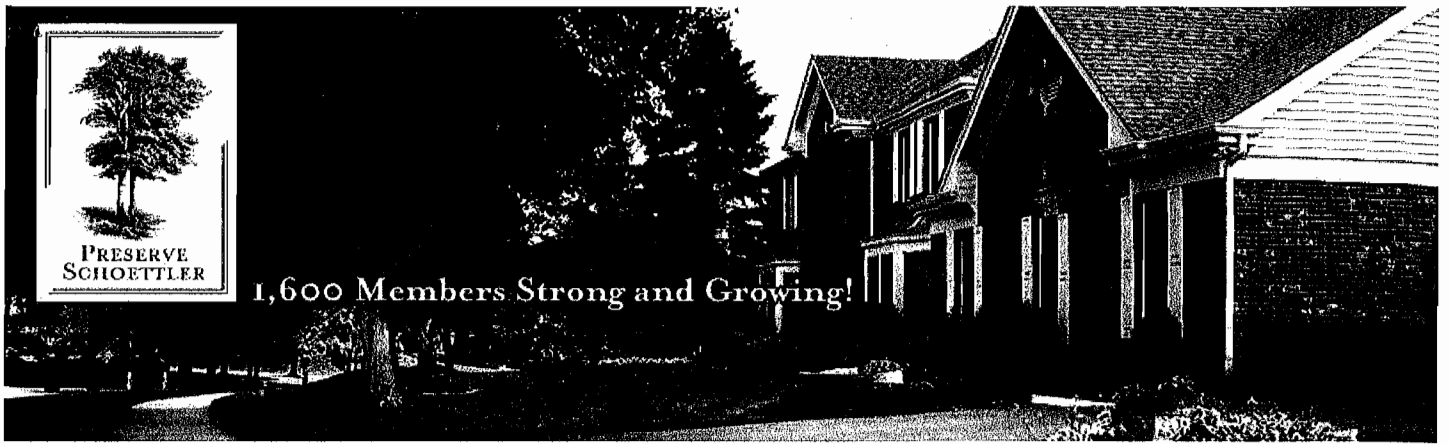




Sent from my iPhone

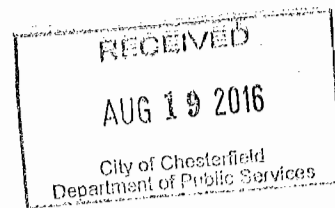


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AUG 24 2016
City of Chesterfield
Department of Public Services



August 19, 2016

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



Dear Mayor Nation, Aimee, Jessica, Planning Commission and City Council,

We are submitting our 10th set of names of concerned residents who have electronically signed a petition opposing the rezoning change at Schoettler Road and South Outer 40. The attached petitions now represent **1,600 residents who have nothing to gain and much to lose** unlike KU development that will make money off of your decision.

Mr. Stock is working very hard to convince Council members and residents that these apartments are good for Chesterfield. But he doesn't live in Chesterfield and it will not adversely affect him daily as it will everyone else.

Most of us have enjoyed the beauty of our neighborhoods for 15-35 years. We abide by stringent guidelines in our subdivisions and take pride in being Chesterfield homeowners.

We know you also take pride in Chesterfield. As our elected officials and chosen representatives, we ask that you listen to the concerned Chesterfield residents and put this apartment complex in a location that is already zoned multi-family and do not make this change to our neighborhood.

As homeowners, we continue to state that Schoettler and South Outer 40/64 is **NOT the right location** for an apartment complex. We ask you to join the **1,600 residents** who clearly understand why this development for young executives belongs in an area where young executives would want to live. That is near jogging, biking and walking paths, parks, restaurants, and entertainment like the amphitheatre. This neighborhood is not where young executives would desire to live. Single family homes of \$400,000 to \$800,000 and higher surround these 14 acres.

Here are other reasons to deny this request -

An apartment development on this site violates the letter and the spirit of the Comprehensive Plan; an apartment development is not luxury living if half of it is 150 sq. ft. apartments; the Lochmueller Group Traffic Assessment is flawed; Mills Property has an F rating with BBB and KU Development is a startup company with no history of developing anything like this.

Surely the people of Chesterfield deserve better.

We are not anti-development. We are not anti-apartments. We are people who believe that this is the **wrong location for an apartment complex.**

This corner is however, the right place for townhomes, condos or villas. If people will live in apartments at this location, they will live in **townhomes at this location.**

If the terrain can be changed to build 7 buildings and parking lots covered with asphalt, it surely can be changed to **build townhomes.**

We hope that the Planning Commission will not ignore the concerns of **1,600 residents** and that you will tell KU Development that this complex will be better suited for a different location.

We ask each elected Ward member to truly *represent* the residents in their Wards and not represent the developer.

Sincerely,

PreserveSchoettler.com



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing from Single Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Jennifer	Mooney	15533 Clover Ridge Dr	Baxter Lakes	636-530-1780
Marilyn	Hosenfelt	14600 Amberleigh Hill Ct	Amberleigh	636-386-8800
Michael	Pappas	15137 Baxton Ct	Woodfield	314-973-7799
Arturo	Joson	14659 Chesterfield Trails Dr	Chesterfield Trails	618-498-2032
Hermia	Joson	14659 Chesterfield Trails Dr	Chesterfield Trails	314-452-5609
Raymond	Joson	14659 Chesterfield Trails Dr	Chesterfield Trails	314-856-8233
Andrew	Joson	14659 Chesterfield Trails Dr	Chesterfield Trails	636-532-3383
Armi	Baptist	124 Conway Cove Dr	Conway Cove	314-566-0224
Gerry	Cristobal	15496 Highcroft Dr	Highcroft Estates	636-484-6703
Visitacion	Cristobal	15496 Highcroft Dr	Highcroft Estates	314-541-8572
Alexander	Cristobal	15496 Highcroft Dr	Highcroft Estates	313-603-2444
Byron	Baptist	124 Conway Cove Dr	Conway Cove	609-805-0886
Vesselin	Stoimenov	14711 Deerhorn Dr	Greenleaf Estates	636-675-4197
Allison	Tsui	15334 Schoettler Estates Dr	Schoettler Estates	314-265-7217
Run-Hwa	Tsui	15334 Schoettler Estates Dr	Schoettler Estates	636-346-8480
Tanya	Sjodin	15520 Golden Ridge Ct	Baxter Lakes	704-658-7396
Kelly	Atwood	1966 Willow Lake Dr	Claymont Lake Estates	314-616-6560
Tina	Givens	1916 Farm Valley Dr	Westfield Farm	314-412-0642
Lora	Fellner	1882 Cedarmill Dr	Baxter Lakes	314-941-9187
William	Fellner	1882 Cedarmill Dr	Baxter Lakes	636-778-9916
Mindy	Scharf	517 Springhurst Pkwy	Springhurst	636-448-5668
Anne	Durfee	14624 Oak Orchard Ct	Chesterfield Trails	636-532-3233
John	Durfee	14624 Oak Orchard Ct	Chesterfield Trails	636-532-3233
Benjamin	Durfee	14624 Oak Orchard Ct	Chesterfield Trails	636-532-3233
Chris	Krummenacher	1890 Cedarmill Dr	Baxter Lakes	636-519-7521



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing from Single Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Jen	Biswell	15550 Highcroft Dr	Highcroft Estates	636-346-6044
Jason	Hendricks	15520 Highcroft Dr	Bridle Creek	314-662-2901
Barbara	Wyatt	1882 Clover Ridge Ct	Bridle Creek	636-532-8258
Shannon	Wyatt	1882 Clover Ridge Ct	Bridle Creek	636-532-8258
Charles	Wyatt	1882 Clover Ridge Ct	Bridle Creek	636-532-8258
Julius	Schweich	14677 Amberleigh Hill Ct	Amberleigh	636-527-3339
Jessica	Hendricks	15520 Highcroft Dr	Bridle Creek	314-583-3922
Michelle	Bourke	2009 Brook Hill Manor Ct	Brook Hill Estates	314-740-6148
Thomas K	Etling	1805 Cayman Ct	Highcroft Estates	314-267-1065
Jeannette	Kelly	15464 Clover Ridge Dr	Bridle Creek	314-283-6638
John	Kelly	15464 Clover Ridge Dr	Bridle Creek	314-283-6638
Bill	DiMercurio	14865 Grantley Dr	Westchester Place	636-236-5801
Christa	Drews	14905 Conway Glen Ct	Conway Glen	314-566-0543
Nancy	Taylor	1937 Shadow Wood Ct	Westfield Farm	636-537-1892
Mark	Taylor	1937 Shadow Wood Ct	Westfield Farm	636-537-1892
Penny	Goldenhersh	1316 Oaktree Estates Ln	Oaktree Estates	636-728-2060
Peg	Kiley	1516 Woodroyal East Dr	Royalwood	636-532-7511
James	Struthers	1510 Deerhorn Dr	Greenleaf Estates	636 532-6188
Diane	Struthers	1510 Deerhorn Dr	Greenleaf Estates	636 532-6188
Andrew	Hogan	1815 Mannington Ct	Scarborough	314-223-7340
Robert	Gordon	14581 Gatemont Dr	Scarborough	636-227-0246
Elizabeth	Gordon	14581 Gatemont Dr	Scarborough	636-227-0246
Jeff	Goldenhersh	1316 Oaktree Estates Ln	Oaktree Estates	636-728-2060
Ronald	Sherstoff	1825 Winter Run Ct	Seasons at Schoettler	314-229-1835
Lisa	Barbeau	15408 Clover Ridge Dr	Bridle Creek	314-609-0471



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing from Single Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Tarah	Tyler	15673 Summer Lake Dr	Baxter Village	314-422-7128
Lisa	Kendall	1922 Schoettler Valley Dr	Bridle Creek	314-704-6799
Jacson	Kendall	1922 Schoettler Valley Dr	Bridle Creek	636-778-6799
Bruce	Frailey	14517 Crossway Court	Scarborough	314-570-2422
Deb	Ely	1785 Spring Branch Ct	Bridle Creek	636-530-7945
Dr Allen	Schwab	1780 Summer Lake Dr	Baxter Lakes	636-778-9178
Bernard	Dawkins	860 Kiefer Trails Dr	Pines at Kiefer Creek	314-330-8349
Albert	Finkelstein	15455 Highcroft Dr	Highcroft Estates	636-532-1738
David	Stokes	1972 Schoettler Valley Dr	Baxter Lakes	636-537-2493
Nick	Johnston	1924 Greenglen Dr	Greenbriar	636-227-8784
Sally	Owens	15716 Eldon Ridge Dr	Villages at Baxter Ridge	636-519-1285
Sonya	Land	1402 Sycamore Manor Dr	Westchester Place	636-728-0012
David	Osborn	1579 Timberlake Manor Pkwy	Thousand Oaks	636-399-0061
Rachel	Amador	15662 Iron Lake Ct	Baxter Lakes	314-740-5622
Dmitry	Ostrovskiy	15504 Twingate Dr	Baxter Lakes	314-971-6047
Nadiya	Ostrovskiy	15504 Twingate Dr	Baxter Lakes	314-600-6229
Jenny	Tully	14865 Grantley Dr	Westchester Place	314-471-6415
David	Lauer	1776 Spring Branch Ct	Schoettler Valley Ests	314-392-8885
Gary Michael	Dunlap	1516 Timberlake Manor Pkwy	Thousand Oaks	314-494-3382
Kevin	Sjodin	15520 Golden Ridge Ct	Baxter Lakes	828-270-5905
Razvan	Mihai	15276 Springrun Dr	Shenandoah	314-484-8032
Antoanella	Mihai	15276 Springrun Dr	Shenandoah	314-484-6533
John	Kastberg	2035 Brook Hill Ridge Dr	Brook Hill Estates	636-527-3582
Lori	Sauerwein	1932 Preston Ridge Dr	Villages At Baxter Ridge	636-519-7223
Claire	Dickerson	2138 Brook Hill Ct	Brook Hill Estates	636-256-6838



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing from Single Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Tom	Dickerson	2138 Brook Hill Ct	Brook Hill Estates	636-591-0169
Richard	Layton	508 Claymont Dr	Claymont Estates	314-363-3634
Boots	Layton	508 Claymont Dr	Claymont Estates	314-363-3634
Rowenna	Navarro	16542 Branchwood Dr	Evergreen	636-675-4602
Heralda	Grafilo	16215 Port of Nantucket Dr	Nantucket	636-579-9737
Heralda	Grafilo	917 Barbara Ann Ln	Georgetown Estates	636-579-9737
Joana	Grafilo	16215 Port of Nantucket Dr	Nantucket	636-675-9749
Jonah	Grafilo	16215 Port of Nantucket Dr	Nantucket	636-207-9749
Joe	Navarro	16542 Branchwood Dr	Evergreen	636-579-4602
Cathy	Osborn	1579 Timberlake Manor Pkwy	Thousand Oaks	636-530-9201
Jennifer	Hosob	100 Conway Cove Dr	Conway Cove	314-630-3147
Scott	Morris	14858 Straub Hill Ln	Brook Hill Estates	636-527-8991
Gretchen	Morris	14858 Straub Hill Ln	Brook Hill Estates	636-527-8991
Kirk	Spisak	1810 Hollow Tree Ct	Westfield Farm	314-484-1600
Marianne	Chervitz	1326 Winema Dr	Conway Forest	636-346-8334
Eula	Harris	1504 Royal Crest Ct	Royal	636-544-2243
John	Sonderman	15340 Oaktree Estates Dr	Oaktree Estates	314-680-7713
Pat	Helman	14452 Chellington Ct	Ladue Park	314-469-6311
Dan	Hillis	1634 Old Baxter Rd	Baxter Oaks	314-814-7783
Kelly	Hillis	1634 Old Baxter Rd	Baxter Oaks	636-537-9720
Carrie	Wotruba	14979 Straub Hill Ln	Brook Hill Estates	314-330-4828
Scott	Temkin	14544 Crossway Ct	Scarborough	636-230-6931
Carol	Sartorius	14877 Straub Hill Ln	Brook Hill Estates	314-229-3822
Pamela	Zell	14963 Claymont Estates Dr	Greenberry Baxter Estates	636-391-0805
Stephen	Zell	14963 Claymont Estates Dr	Greenberry Baxter Estates	636-391-0805

Jessica Henry

From: Rick Nicoletti <rjnicoletti1@gmail.com>
Sent: Friday, August 19, 2016 2:05 PM
To: Jessica Henry; Aimee Nassif; Bob Nation; Barry Flachsbart; Barbara McGuinness; Bridget Nations; Guy Tilman; Dan Hurt; Randy Logan; Tom DeCampi; Bruce DeGroot
Subject: Apartments on Schoettler

Ladies and Gentlemen

I am writing this letter to voice my opposition to the proposed rezoning project at Schoettler and South Outer Forty. I safely drive down Schoettler Road and currently find the traffic congestion unsafe along a narrow dangerous road lined full of utility poles. Logan College traffic is currently significant. More congestion means more opportunities for accidents along a road that was never planned to house this sort of development cluster. The current development on the corner of Clayton and Schoettler Road is a terrific example of how Schoettler is not equipped to handle the additional congestion. Have you seen the road striping for the entry into the new development? It takes the driver over a sewage grate and literally off the road, so that a turn lane can be accommodated!! Stop the madness and take this latest development off the table. The consequences are too severe and dangerous.

Please do not burden the existing residents and well-regarded Chesterfield police with this. You do not wish to see fatalities along this road, do you?

I chose to live in Chesterfield for a reason. Safety, high character of the community, and high character of its elected officials. Don't let me down with a "tax money grab" of a clustered large development, with an "F" Better Business Bureau rated developer. You are better off raising taxes than to allow this development which would simply cluster a dense group of residents in a very small area. This development doesn't fit where it is proposed for a multitude of reasons.

Please listen to your constituents and residents and do not allow this development to happen.

Richard J. Nicoletti
14808 Straub Hill Ln
Chesterfield Resident

Jessica Henry

From: Sarah Aleman <sarah.aleman@att.net>
Sent: Saturday, August 20, 2016 7:19 AM
To: Jessica Henry
Subject: Preserve Schoettler

Ms. Henry,

I live on Westerly Pl. off Schoettler and oppose the apartment construction at Schoettler and the outer road. It will bring even more traffic on Schoettler since the outer road is a 1 way road. To get to that area, one would have to drive from Schoettler or from Chesterfield Parkway.

Also 1 bedroom apartments will attract more transient residents vs. families.

Please do not approve this project for the reasons above. Keep our residential Chesterfield area the way it is currently.

John and Sarah Aleman
14738 Westerly Pl
sarah.aleman@att.net

Sent from my iPhone

Jessica Henry

From: jbc CPA@charter.net
Sent: Saturday, August 20, 2016 2:23 PM
To: Jessica Henry
Subject: Rezoning at Schoettler and South Outer 40

LETTER OF OPPOSITION to KU Development and Mills Properties request for rezoning at Schoettler and South Outer 40

To Whom It May Concern:

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development project, at Schoettler and South Outer 40 roads. I join with over 1,500 other concerned residents to oppose this apartment development. 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; • The goal of the Planning Commission is to preserve existing neighborhoods. My opposition is also based on these facts: • The loss of neighborhood and community character. • Increased traffic congestion adding to an already dangerous situation. • Domino effect in light of contingency contract on additional property. • Once the property is rezoned, a developer can change the original concept or plan. • Density of the area is not appropriate. • Mills Properties has an F rating with BBB.

Preserve the woodland! The deer will become even more of a problem than they already are as they will have much less woodland to roam.

Sincerely yours,

Jerry C. Ballesteros, CPA

Aug 22 2016

Department of Public Services

LETTER OF OPPOSITION

To Whom It May Concern:

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development project, at Schoettler and South Outer 40 roads. I join with over 1,500 other concerned residents to oppose this apartment development.

Why is the world do we need another apartment complex in my neighborhood? Why would we want to add the congestion and the traffic to this area? The zoning is set up for single family for a reason. If you guys think our city needs more apartments, then stick them down by the mall, there is certainly not much else happening on all that open land.

My opposition is also based on these facts:

The loss of neighborhood and community character.

Increased traffic congestion adding to an already dangerous situation.

Domino effect in light of contingency contract on additional property.

Once the property is rezoned, a developer can change the original concept or plan.

Density of the area is not appropriate.

Mills Properties has an F rating with BBB.

Keep the Single-Family zoning.

Only Single-Family construction fits this neighborhood and community.

Respectfully,

Jim Gardner

Resident and small business owner in Chesterfield

15011 Ridge Lake Dr., Chesterfield, MO 63017

314-757-4349 - Jgardner@redleafasset.com

Jessica Henry

From: fishgaro@charter.net
Sent: Wednesday, August 24, 2016 7:15 PM
To: Jessica Henry
Cc: 'george.stock@stockassoc.com'
Subject: Preserve Schoettler meeting with George Stock

August 24, 2016

Dear Jessica, Planning Commission, City Council and Mayor Nation,

Five members of the leadership of Preserve Schoettler met with George Stock yesterday afternoon (8/23) at City Hall. We had a good visit for an hour and a half and we got to know Mr. Stock a little better.

Mr. Stock took a great deal of time to explain the details of the new proposal of 40 West Luxury Living. We were able to ask him questions regarding the newest design, the additional 6 acres and the different zoning he is now requesting. We were able to look at all of his maps and architectural boards so that he could explain the concepts of what is being proposed.

The apartment drawings and photos are very nice and it is obvious his team has put much thought and planning into the development.

Since we represent over 1,600 residents who do not want apartments, we wanted to see what type of housing Mr. Stock might consider. We suggested townhomes, attached villas or condos on this site - and with good reason - they fit with our neighborhood's character. We explained that other than the Interstate on the north side, these 14 acres are surrounded by single family homes. To the west on Schoettler road is Oaktree Estates, to the south is the Mastorakos home and to the east is Royalwood. An apartment complex would be out of place on this corner.

We presented reasons why a development like Amberleigh at the south end of Schoettler would be desirable. He said didn't think they would sell because of the highway noise. We stated clearly Oaktree Estates across the street is right on the highway and those condos sell very well and this land layout would be a lower elevation and even less noise.

Mr. Stock said he used to live across the street from the site and he cares about Schoettler Road but he made it clear that he and KU Development are committed to developing apartments. Most likely, it is because of the revenue it will bring in.

At the end of the day, we do not believe that this location is the best place for the apartment complex for the obvious reason that it does not belong in a single family residential neighborhood and Mr. Stock contends that he can put 285 apartments behind trees and we will hardly know it's there.... once the trees grow in a few years.

Mr. Stock is a nice man, a man with great credentials, who lives in Town and Country. We are homeowners who have invested in our homes and we love Chesterfield and don't want to leave.

Mr. Stock and KU Development stand to gain a lot. We stand to lose.

We had to agree to disagree.

Sincerely,

Rosie Fisher for
Preserve Schoettler

CC: George Stock

Jessica Henry

From: Cathy Bateman <vandi421@live.com>
Sent: Wednesday, August 24, 2016 3:44 PM
To: Jessica Henry
Subject: Opposition to Proposed Development at Schoettler and South Outer 40

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Henry,

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development project, at Schoettler and South Outer 40 roads. I join with over 1,500 other concerned residents to oppose this apartment development. 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;
- The goal of the Planning Commission is to preserve existing neighborhoods.

My opposition is also based on these facts:

- The loss of neighborhood and community character.
- Increased traffic congestion adding to an already dangerous situation.
- Domino effect in light of contingency contract on additional property.
- Once the property is rezoned, a developer can change the original concept or plan.
- Density of the area is not appropriate.
- Mills Properties has an F rating with BBB.

Keep the Single-Family zoning. Only Single-Family construction fits this neighborhood and community.

Respectfully Yours,
Catherine L. Bateman
Michael A. Bateman
1865 Lazy Ridge Court
Chesterfield, MO 63017
314-308-6393

Aug 25 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 Kraig Zang, a Chesterfield resident living at 1814 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 understand - keep this land undeveloped or reduce my real estate taxes then - I live within 1/4 mile of this area - Thank you

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, Kraig Zang

Phone: 314-456-2147

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

↳ "lowering values"

Jessica Henry

From: Virginia Wagner <lakewags@yahoo.com>
Sent: Thursday, August 25, 2016 3:18 PM
To: Jessica Henry
Subject: Preserve Schoettler

TO: Jessica Henry, Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway W
Chesterfield, MO 63017

I wish to express my opposition to the zoning change and development at Schoettler Road and So. Outer 40 roads. I live off Schoettler Road at Oaktree Estates and feel that this development would hinder traffic and impair traffic safety in that area.

Having recently purchased 1304 Oaktree Estates Lane, I will be greatly disappointed to have such a major change in zoning to our neighborhood.

After reading much information my biggest concerns are #1 - loss of our neighborhood and community, #2 -concern over Mills Properties rating with BBB, and #3 traffic and safety.

Respectfully,

Virginia G. Wagner
1304 Oaktree Estates Lane
Chesterfield, MO. 63017
PHONE: 573-745-0660. EMAIL: lakewags@yahoo.com

This email is to request Chesterfield to not change the zoning from Single Family because I feel Single Family construction fits this neighborhood.

Sent from my iPad

Jessica Henry

From: Kamlesh Vyas <navsarian@yahoo.com>
Sent: Thursday, August 25, 2016 3:38 PM
To: Jessica Henry; Aimee Nassif
Cc: mm14650@gmail.com
Subject: Opposition letter against rezoning on schoettler road

Dear Ms. Henry and Ms. Nassif,

Herewith, please accept my letter in opposing the efforts at rezoning for apartment complex on the schoettler road.

We have enjoyed living in brookhill estates since last 10 years and in the interest of so many like us, the rezoning for such development would, in my opinion, take away the quality of life, the value and the societal balance in this community. I can foresee the unfavorable changes from that starting with traffic, congestion, effects on the school district and affect adversely on everything that is current schoettler road living.

I stand by steadfastly against any such movement that would change the denomination of our area.

I hope you would see reason not to do otherwise.

Thanks and have a good day.

Kamlesh Vyas

Jessica Henry

From: Jeanna Gossett <jeannagossett@yahoo.com>
Sent: Friday, August 26, 2016 12:16 PM
To: Jessica Henry
Cc: Bob Nation; Dan Hurt; Randy Logan
Subject: Preserve Schoettler

Ms Henry,

I oppose the proposed rezoning and development project at the corner of Schoettler Road and South Outer Forty. My husband and I live in Brook Hill Estates off of Schoettler Road. We choose to buy a house and move here 3 years ago because of the family friendly and residential feel of Schoettler Road. And we love it here!

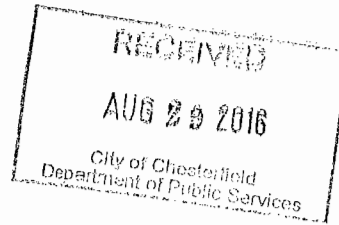
There are several reasons that I oppose the project. As a mother my top concern is safety. My daughters are in elementary school right now, but I'm envisioning what Schoettler Road would look like when they are old enough to drive and it scares me. Schoettler Road cannot handle any additional traffic safely. It is windy and hilly, there are no shoulders or sidewalks along the majority of it. As a driver you have to be very careful not to hit deer, pedestrians or cyclists on the road. We are still waiting to see what the impacts will be from adding the development at the Clayton end. Adding an apartment complex will increase traffic, pedestrians and cyclists even further. This road was built for a residential neighborhood and cannot handle the additional traffic safely.

Additionally I cannot believe that the City of Chesterfield would even consider allowing a company that has an F rating at the BBB to build in our beautiful city. They do not have a good track record. Not only will building apartments bring down house values along Schoettler Road, but poorly managed apartments will bring the values down even further. I think everyone can agree that we want to keep Chesterfield a beautiful place to live and raise a family.

We are not asking for the zoning laws to change, we are asking for them to remain the same. I believe that keeping zoning laws as they have always been and as the residents want them to be should be a top priority of the City of Chesterfield. Please preserve our neighborhood and do not approve the rezoning.

Jeanna Gossett
2003 Brook Hill Court

August 26, 2016



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

Dear Ms. Henry

I am writing you in opposition to the proposed rezoning and develop project proposed to be located at Schoettler Road and South Outer Highway 40. I am a resident of Chesterfield Trails Subdivision off Schoettler Road and drive past that location daily. I strongly feel this is not a proper location for a cluster of apartment houses. With the current traffic I have witnessed multiple accidents on the curve in the road approaching that corner. A cluster of apartments will only increase the danger.

Those of us that have purchased property along Schoettler Road did so because we chose to live in an area of single family homes. It is just not appropriate to rezone this area a destroy the community where we chose to live.

I plead with you to keep this area as is was planned in single family homes.

Thank you.

Handwritten signature of Dale L. Bunnell in cursive script.

Dale L. Bunnell
14620 Pine Orchard Ct.
Chesterfield, MO 63017

Ms Judy Fleher opposes
~~Ms Judy Fleher~~

Jessica Berry
Project Planner
City of Chesterfield

I am opposing
the zoning change
at Schoettle Rd
& Highway 40.

The intersection
at that location
is very bad as
it stands and
the addition of the
proposed apts will
be a nightmare
for these.

Why ruin a beautiful
street with such

~~Mrs Judy Fleher opposes~~
Ms Judy Fleher

Jessica Berry
Project Planner
City of Chesterfield

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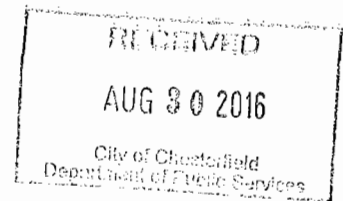
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Mrs Judy Fleher

RECEIVED
AUG 30 2016
City of Chesterfield
Department of Public Services

August 30, 2016

TO: City of Chesterfield, Missouri
SUBJECT: Preserve Schoettler



ATTENTION:

Mayor Bob Nation

Jessica Henry (Project Planner, City of Chesterfield, MO)

Aimee Nassif, AICP (Planning & Development Services Director)

All Committee Members

Ladies & gentlemen:

As residents residing for almost two decades in the Brook Hill subdivision located centrally along the Schoettler corridor between 40 Hwy and Clayton Road, we are severely opposed to the potential zone change and the development of apartments to be constructed at the end of Schoettler where it intersects 40 Hwy.

This proposed project is clearly a breach of trust in our elected city officials and planners, to even consider such a proposed development of that type. It is negligible, irresponsible, and it is a proposal that has not been analyzed as to its long term affects on the immediate surrounding area.

The entire Schoettler Road area is comprised of beautiful greenbelts along the Logan College entrances and lush tree-lined single family home subdivisions from Clayton Road to 40 Hwy. This is what attracted us to the area and why we chose to purchase our home here nearly 18 years ago. We are beyond frustrated, angered, and ashamed that our City of Chesterfield would consider a disruption of this beautiful area by authorizing the development of an apartment complex solely for rentals (not homeowners) in the proposed area.

It has been revealed that the developer and builder on this proposed apartment complex have "F" ratings for construction, as well as, the maintenance of their prior properties. An "F" rating means "Flunked" or "Failed". That area of land is valuable real estate property and it shouldn't be succumbed to a development of this caliber.

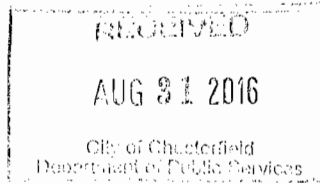
It is in your oaths to represent the people you have sworn to serve in the Chesterfield community, and with this proposal, we feel you have failed us. The Chesterfield Mall is a perfect example of the city not listening to the people they serve. Exactly what the residents feared would happen to the mall, did happen... and it is a total embarrassment to all of us who live in this area and played witness to its downfall.

There are plenty of places to develop an apartment complex such as the one proposed, but the land located at Schoettler and 40 Hwy is definitely NOT conducive to this project. You all know, as we well know...it will bring increased traffic and add various pollutants to the environment, transient activity will occur as these are rentals and not home owners, and there will be a genuine feeling of a beautiful family residential area in Chesterfield going down in value and prosperity.

This proposed development is clearly not an action to enhance the area. Please, take time to reevaluate why you took your oaths to serve the residents of Chesterfield, and hopefully, you will see why this is a blatant conflict of your duties to serve the city. There's nothing to gain from such a development... nothing positive will ultimately come from an apartment complex full of rental properties.

We know that you all know this as well. Please, just do the right thing. You all know in your hearts that this proposed rezoning and development is not it.

Sincerely,
Jerome and Susan Ullman
14766 Brook Hill Drive
Chesterfield, MO 63017



August 29, 2016
Shirlene Bunnell
14620 Pine Orchard Ct.
Chesterfield, Missouri
63017

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

Dear Ms Henry,

The Bunnell family members are long time residents in the Chesterfield Trails Subdivision on Schoettler Road; the entrance to our subdivision, Chesterfield Trails Drive, is just across from Logan College. We are first time owners of our home and have raised our family here; we are now retired at our family home. This area has continued to grow as is expected; however, it is *not expected that our single home residences are to be rezoned for apartments.* The intersection at the junction and entrance to Highway 64/40 has been the scene of several accidents and continues to be a bottle neck, especially when the Logan students and commuters are trying to make it to class or work on time. Schoettler Road cannot accommodate a large apartment complex in that area. Just the development of single home dwellings have caused crowded conditions and backups.

I am asking you to consider leaving the zoning for single families only. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Shirlene Bunnell". The signature is written in black ink and is positioned above the printed name.

Shirlene Bunnell

Sep 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:

I am Karen Schuman, a Chesterfield resident living at
Chesterfield Farms.

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: 314-249-9666

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 KU Development and Mills Properties request for rezoning at Schoettler and South Outer 40

To Jessica Henry:

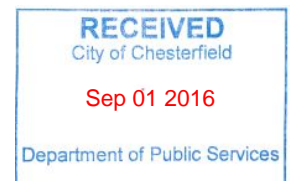
As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development project, at Schoettler and South Outer 40 roads. I join with over 1,500 other concerned residents to oppose this apartment development.

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;
- The goal of the Planning Commission is to preserve existing neighborhoods.

My opposition is also based on these facts:

- The loss of neighborhood and community character.
- Increased traffic congestion adding to an already dangerous situation.
- Domino effect in light of contingency contract on additional property.
- Once the property is rezoned, a developer can change the original concept or plan.
- Density of the area is not appropriate.
- Mills Properties has an F rating with BBB.



We have lived here for 27 years and have enjoyed our beautiful area and wonderful city. Please keep this area the way it was designed for owned family units. There is a reason Chesterfield is an enviable city and protecting what we have is what will keep our city in high standing in the St. Louis region. I am sorry that I will miss the meeting on September 12 due to our vacation because I value the decision making process that this will entail. Our neighborhood backs up to this proposal so we definitely want to get this right!

Keep the Single-Family zoning. Only Single-Family construction fits this neighborhood and community.

Respectfully,
Debbie Guenther

14853 Grantley Dr.

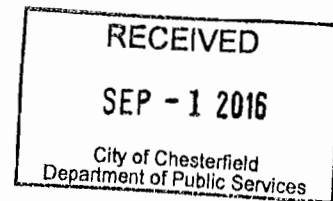
636-537-9851

debguenther@charter.net



September 1, 2016

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



Dear Mayor Nation, Aimee, Jessica, Planning Commission and City Council,

This is the 11th set of names of **motivated voters** who have electronically signed a petition opposing the rezoning change at Schoettler Road and South Outer 40.

As more people learn about the apartment development, more people become opposed. The attached petitions now represent **1,700 residents who much to lose** if you recommend the rezoning of the 20 acres and the building of this apartment complex. We are not anti apartments or anti development. We simply do not think that this corner which is surrounded by single family homes is a good location for an apartment complex.

Just this week, Preserve Schoettler members tearfully discussed the beauty of Schoettler Road and how during the planning stages of Schoettler Road, it was laid out with one acre lots abutting the road, with the trees lining the street and to this day we and our neighbors drive down the road and enjoy the beauty of nature and of the homes. If you have not driven down Schoettler Road lately, please do. It's wonderful. That's why **we chose to live here**.

Most of us have enjoyed the beauty of our neighborhoods for 15-35 years and some for 50 years. We abide by stringent guidelines in our subdivisions and take pride in being **Chesterfield homeowners**.

We know you also take pride in Chesterfield. As our elected officials and chosen representatives, we ask that you listen to the **concerned residents** and suggest a better location for this apartment complex; one that is already zoned multi-family and do not change our neighborhood.

Mr. Stock is working very hard to convince Council members and residents that these apartments are good for Chesterfield. But Mr. Stock chose to move off of Schoettler Road and chose to move out of Chesterfield so this complex will not adversely affect him daily as it will those of us who love living here.

Preserve Schoettler continues to assert that Schoettler and South Outer 40/64 is **NOT the right location** for an apartment complex. We hope you can understand like **1,700 of your neighbors** understand that this development for young executives belongs in an area where young executives want to live. That is, near jogging, biking and walking paths, parks, shopping, restaurants and entertainment like the amphitheatre. **NOT surrounded by single family homes.**

This corner is however, the right place for single family homes, townhomes, condos or villas. Mr. Stock will tell you that people will not buy homes or townhomes near the highway. However, people buy condos in Oaktree Estates across the street from this location. If people will rent for \$1500+ a month at this location, they will buy at this location.

If the terrain can be leveled to build 7 buildings and lighted asphalt parking lots, it certainly can be changed to **build single family homes and townhomes.**

KU wants to build this apartment development because of the money it will generate for them regardless of what it will do to the neighborhoods and the people who live nearby. It's all about money.

The only property KU Development has purchased at this point is Haybarn Lane. All other property is contingent. We can't imagine how the Planning Commission can ignore the voices of **1,700 residents** and side with this developer because of money.

We ask each elected Council member to not represent the developer but to *represent* the residents in their Wards who love Chesterfield and chose to live in Chesterfield.

Sincerely,

PreserveSchoettler.com



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing from Single Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

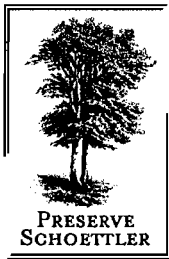
First Name	Last Name	Address	Subdivision	Phone
Virginia	Wagner	1304 Oaktree Estates Ln	Oaktree Estates	636-812-2525
Daniel	Beck	1304 Oaktree Estates Ln	Oaktree Estates	636-812-2525
Aleh	Taranda	2022 Baycrown Ct	Meadowbrook Farm	636-536-0210
Richard	Aach	14619 Hunters Pt	Hunters Point	636-386-5380
Janet	Aach	14619 Hunters Pt	Hunters Point	636-386-5380
Anna	Mercuri	14718 Mill Spring Dr	Chesterfield Trails	636-519-4076
Guido	DeVito	14718 Mill Spring Dr	Chesterfield Trails	636-519-4076
Dante	DeVito	14718 Mill Spring Dr	Chesterfield Trails	636-519-4076
Ivette	Conway	14614 Harleston Village Dr	Chesterfield Hill	314-605-8076
John	Conway	14614 Harleston Village Dr	Chesterfield Hill	314-435-2020
Nora	Pullen	1503 Woodroyal West Dr	Royalwood	636-532-4477
Jean	Ewing	2193 White Lane Dr	Brook Hill Estates	636-230-7222
Yvonne	Rocco	14633 Timberlake Manor Ct	Thousand Oaks	636-519-9382
Gloria	Bondad	1503 Woodroyal West Dr	Royalwood	314-680-7726
Tom	Pullen	1503 Woodroyal West Dr	Royalwood	314-680-7719
Thomas	Pullen	8041 Knights Crossing Dr	Fieldstone Farms	314-409-7769
Maritess	Pullen	8041 Knights Crossing Dr	Fieldstone Farms	314-724-3707
Carolann	Ternberg	15372 Oaktree Dr	Oaktree Estates	636-519-8811
Charles	Dobbins	1556 Yarmouth Point Dr	Chesterfield Hill	636-532-1879
Joan	Dobbins	1556 Yarmouth Point Dr	Chesterfield Hill	636-532-1879
Dr Charles	Harris	1504 Royal Crest Ct	Royalwood	636-544-2243
Charlie	Harris	1504 Royal Crest Ct	Royalwood	636-536-2298
Charles D	Harris	1504 Royal Crest Ct	Royalwood	636-536-2298
Dean	Kumpis	15449 Highcroft Dr	Schoettler Valley Ests	636-532-7994
Tom	Garnett	15357 Oaktree Estates Dr	Oaktree Estates	636-536-9540



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing from Single Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Jan	Garnett	15357 Oaktree Estates Dr	Oaktree Estates	636-536-9540
Matthew	Garnett	15357 Oaktree Estates Dr	Oaktree Estates	636-536-9540
Kenneth T	Goldammer	1509 Hedgeford Dr	Brandywine Condominiums	636-728-1677
Daniel	Hermsmeier	1938 Crampton Ct	Scarborough	636-220-7456
Jeanne	Hermsmeier	1938 Crampton Ct	Scarborough	636-220-7456
Robert	Hermsmeier	1938 Crampton Ct	Scarborough	636-220-7456
Katie	Hermsmeier	1938 Crampton Ct	Scarborough	636-220-7456
Jim	Wotruba	14979 Straub Hill Ln	Brook Hill Estates	636-207-8663
Charles	Lilgendahl	14609 Harleston Village Dr	Chesterfield Hill	636-532-2181
Betsy	Lilgendahl	14609 Harleston Village Dr	Chesterfield Hill	636-532-2181
Kimberly	Hoenecke	2027 Brook Hill Ct	Brook Hill Estates	919-830-4505
Matthew	Hoenecke	2027 Brook Hill Ct	Brook Hill Estates	919-520-8871
Michael	Windler	1554 Candish Ln	Chesterfield Hill	636-532-1333
Kathy	Windler	1554 Candish Ln	Chesterfield Hill	636-532-1333
Patricia	Madras	15925 Chowning Ct	Williamsburg Green	636-227-1478
Nancy	Neiman	1589 Adgers Wharf Dr	Chesterfield Hill	314-591-1883
Kenneth	Neiman	1589 Adgers Wharf Dr	Chesterfield Hill	636-537-4667
Hina	Patel	15332 Chesterfield Pines Ln	Chesterfield Pines	636-530-9228
Nillesh	Patel	15332 Chesterfield Pines Ln	Chesterfield Pines	636-530-9228
Sagar	Patel	15332 Chesterfield Pines Ln	Chesterfield Pines	636-530-9228
Van	Patel	15332 Chesterfield Pines Ln	Chesterfield Pines	636-530-9228
Priya	Patel	15332 Chesterfield Pines Ln	Chesterfield Pines	636-530-9228
Raji	Patel	15332 Chesterfield Pines Ln	Chesterfield Pines	636-530-9228
Diana	Kuntz	1875 Buckingham Dr	Scarborough	636-227-9422
Ann	Frailey	14517 Crossway Ct	Scarborough	314-391-0530



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing from Single Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Austin	Gelsheimer	15457 Schoettler Valley Ct	Highcroft Estates	573-380-7331
Roger	Cagle	14669 Summer Blossom Ln	Seasons at Schoettler	314-308-9246
Beth	Cagle	14669 Summer Blossom Ln	Seasons at Schoettler	636-527-6953
Frank	Wicks	14628 Summer Blossom Ln	Seasons at Schoettler	636-394-4722
Elvesta	Wicks	14628 Summer Blossom Ln	Seasons at Schoettler	314-607-5745
Christopher	Unnerstall	14649 Summer Blossom Ln	Seasons at Schoettler	314-677-5460
Tim	O'Shaughnessy	14626 Fairfield Farm Dr	Fairfield Farm	636-220-2494
Julie	Cartaya	1815 York Ridge Ct	Villages at Baxter Ridge	314-368-0274
Tamara	Burlis	1834 Hollow Tree Ct	Westfield Farm	636-519-1540
Vince	Giardano	1914 Crampton Ct	Scarborough	636-391-7710
John	Critchfield	14803 Brookhaven Pl	Brook Hill Estates	636-527-7107
Jill	Hall	14755 Chesterfield Trails Dr	Chesterfield Trails	636-778-2445
William	Hall	14755 Chesterfield Trails Dr	Chesterfield Trails	646-778-2445
Kamlesh	Vyas	2168 White Lane Dr	Brook Hill Estates	636-527-7656
Susan	Bernstein	15133 Still House Creek Rd	Shenandoah	636-778-9304
Gloria	Wall	1803 Mannington Ct	Scarborough	636-394-1602
Judy	VanDyke	16858 Chesterfield Bluffs Circle	Villas at Chesterfield Bluffs	636-778-2272
John	Aleman	14738 Westerly Pl	Westerly Place	314-707-2150
George	VanDyke	16858 Chesterfield Bluffs Circle	Villas at Chesterfield Bluffs	636-778-2272
Tanya	Buydos	1856 Lazy Ridge Ct	Baxter Lakes	636-519-7175
Justin	Arnold	14971 Claymont Estates Dr	Greenberry Baxter Estates	314-368-7361
Mike	Whelan	14602 Fairfield Farm Dr	Fairfield Farm	314-520-2433
Jay	Klein	14630 Hunters Pt	Hunters Point	314-757-0787
Larry	Knobel Jr	14919 Greenleaf Valley Dr	Greenleaf Valley	314-368-2855
Gregory	Kloepfel	14601 Hunters Pt	Hunters Point	314-265-8865

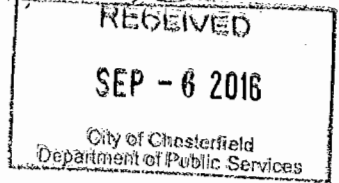


We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing from Single Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Carol	Wren	1854 Winter Run Ct	Seasons at Schoettler	314-303-3000
Fred	Wren	1854 Winter Run Ct	Seasons at Schoettler	314-303-3000
Keith	Brophy	14554 Fairfield Farm Dr	Fairfield Farm	314-604-1274
Katrine	Brophy	14554 Fairfield Farm Dr	Fairfield Farm	314-604-1052
Chris	Robinson	14638 Pine Orchard Ct	Chesterfield Trails	314-667-5268
Wanda	Ceresia	1897 Buckingham Dr	Scarborough	636-227-5489
Gregory	Depp	15121 Still House Creek Rd	Shenandoah	314-537-3029
Yvonne	Klein	14630 Hunters Pt	Hunters Point	636-220-6714
Julie	Winkle	2000 Lake Clay Dr	Claymont Lake Estates	636-530-0662
James	Winkle	2000 Lake Clay Dr	Claymont Lake Estates	636-530-0662
Paul	Goss	1897 Buckingham Dr	Scarborough	636-227-5489
Craig	Holekamp	14635 Chesterfield Trails Dr	Chesterfield Trails	314-809-7390
Seyda	Holekamp	14635 Chesterfield Trails Dr	Chesterfield Trails	314-809-7391
Audree	Bueckman	1337 Cherry Glen Ct	Westchester Place	636-532-7110
Dick	Bueckman	1337 Cherry Glen Ct	Westchester Place	636-532-7110
Mazen	Hajji	14826 Pleasant Ridge Ct	Westchester Place	636-537-4664
Randa	Hajji	14826 Pleasant Ridge Ct	Westchester Place	636-537-4664
Ben	Nelson	2100 Brook Hill Ct	Brook Hill Estates	573-441-2404
Andrea	Meir	15509 Canyon View Ct	Baxter Lakes	314-322-3116
Valerie	Harris	14536 Foxham Ct	Chesterfield Hill	636-778-0951
Jeff	Elias	16476 Wilson Farm Dr	Wilson Farm Estates	636-519-8642
Matt	Ortbals	2028 Brook Hill Ridge Dr	Brook Hill Estates	314-919-1472
Dolores	Vermont	848 Stone Meadow Dr	Stonehill Village	636-532-4648
Carol	Bosche	14761 Chesterfield Trails Dr	Chesterfield Trails	314-803-1263
John	Sept	14718 Timberbluff Dr	Thousand Oaks	314-973-7378

Sept 1, 2016



Jessica Henry,

Project Planner at the City of Chesterfield

690 Chesterfield Parkway West

Chesterfield, Mo. 63017

Dear Ms. Henry,

I am a resident of the Greentree Estates subdivision on Schoettler Road.

I sent you a form letter several months ago stating my opposition to the rezoning of the property at the corner of Schoettler Rd and South Outer 40.

Since my first letter I have obtained additional information:

1. There are going to be new apartments going in on Lydia Hill -

So why do we need even more?

2. The developer has an "F" rating and has never done work in Chesterfield.

So why do we want this poorly rated developer in our city? He obviously does not care or respect the Community

3. The corner of Schoettler and South Outer 40 has terrible back up during drive time in the morning when people are going to work and school. Please don't create a problem that has already been identified and would get worse with more traffic.
4. This area was zoned for single family - Why change it? The areas along Schoettler are beautiful middle to upper class neighborhoods - people take care of their homes - Why can't the developer build single family homes? What about a small office building?

I have been a resident for 29 years. It is a wonderful place to live and raise a family.

Please listen to the residents of
Chesterfield.

Thank you, Marlene Lischwe
14703 Deerhorn Dr.
C, 4-111-111-13017

Sep 06 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 WILLIAM GOEDEKER, a Chesterfield resident living at
1786 Prindable Ct., 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,

William J. Goeder

Phone: 314-368-2699

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: A Bergman <abergman@live.com>
Sent: Tuesday, September 06, 2016 4:10 PM
To: Jessica Henry
Subject: Rental Unit construction proposal

Ms. Henry,

My family and I have lived near the Intersection of Chesterfield Trails Drive and Schoettler Road since 1990.

Obviously, we use Schoettler road everyday.

Building a rental unit community at Highway 40 and Schoettler road is a mistake, in my opinion. Traffic at this intersection is already hazardous and adding a significant number of vehicles will make it even more so. Plus, this entire area is primarily individually owned homes already and that is how it should remain to help maintain property values and the 'style' of Chesterfield.

Rental properties can, and most likely will, affect property values of the surrounding homes. Costs to Chesterfield City will increase as there may be more 911 calls in a densely populated area. All in all, the negatives of this proposed construction will far outweigh any positives.

Thank you for your time.

Aaron & Sun Bergman
14785 Chesterfield Trails Drive
Chesterfield, MO 63017
314-308-1810

Jessica Henry

From: Mary Ann Mastorakos <mam636@gmail.com>
Sent: Wednesday, September 07, 2016 2:35 PM
To: Jessica Henry
Subject: KU Development rezoning

To: Chesterfield Planning & Zoning Commission

From: Mary Ann Mastorakos

Re: KU Development, P.Z. 03-2016, P.Z 10-2016

Date: August 31, 2016

My name is Mary Ann Mastorakos. I reside at 1410 Schoettler Rd. on 3.8 acres directly adjacent to the proposed 258 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. This is my second time addressing this Commission regarding this project and once again, I am here to state my opposition. 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. This proposal is not compatible with the Comprehensive Plan or existing land use patterns, and I oppose it.

As I stated in my May 17th letter to this Commission, almost all of the areas designated as “Residential Multi-Family” in the Land Use Plan 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 and inconsistent with the text of the Comprehensive Plan. The proposed development does not conform to “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.”

The proposed development also conflicts with several Residential Policies of the Comprehensive Plan, beginning on page 31:

Section 2.1 – Quality Residential Development

This Section reads, “The City recognizes that neighborhoods are the identity of Chesterfield” and that the Comprehensive Plan “is meant to assist residents in creating and preserving neighborhoods.” Introducing a new development incompatible with the way the neighborhood has developed over the last 50 years would certainly not preserve the neighborhood. Since KU Development is asking to locate their development within an existing neighborhood, the proposed development conflicts with this Plan Policy.

Section 2.1.1. Conservation of Existing Quality of Life

This Section specifically discusses enhancing the quality of life in the City as exemplified by its existing neighborhoods. No neighborhood in the City has had a multi-family development introduced after developing as a single-family detached residential community over several decades. Therefore, the proposed development conflicts with this Plan Policy.

Section 2.1.3. Encourage Preservation of Existing Residential Neighborhoods

The goal of this Section is to “preserve or improve existing residential neighborhoods’ identities.” This development would undermine the identity that the Schoettler Road residential community has developed over the last five decades. This is a neighborhood of single-family detached residential home owners. Most of these home owners, including myself, chose to live and remain in this part of Chesterfield on the basis of that identity. Building a multi-family development within a community of single-family detached homeowners with no meaningful transition or buffer would not preserve and enhance the quality of life of this existing neighborhood. Therefore, the proposed development directly conflicts with this Plan Policy.

2.1.4 Compatible In-Fill Residential Construction

This policy states, “Construction of new homes in existing neighborhoods, where practical, should be compatible with the existing homes.” All existing homes in the Schoettler Road residential community are single-family detached homes. The proposed development consists of multi-family housing. These are two different, incompatible kinds of housing. This makes the proposed development directly in conflict with this Plan Policy.

2.1.6 Reinforce Existing Residential Development Pattern

This Section describes the importance of “reinforcing existing neighborhood patterns,” including site and subdivision design, layout, and planning practices. The proposed development bears no resemblance to any of the other residential development in the neighborhood in terms of subdivision design, layout, or planning practices. It is a multi-family development among a community of single-family detached homes. It is a high density development within a low-density residential neighborhood. As a result, the proposed conflicts with this Plan Policy.

2.1.7 Multiple-Family Projects in Higher Density Areas

This Section states, “Multiple-family projects should be located close to existing, higher density commercial and residential development so not to alter the conditions and environment of existing single-family neighborhoods.” The proposed development is surrounded on every side by single-family detached housing, except where it borders the highway. The Schoettler Road residential

community is not “high density.” Placing this project at the proposed site would forever change the conditions and environment of the Schoettler Road residential community. Therefore, the proposed development conflicts with this Plan Policy.

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

Section 2.1.8 states “Single-family attached developments should serve as a transitional land use between single-family detached land use and multi-family residential and commercial uses.” I-64 is not mentioned in this description from the Comprehensive Plan. The purpose of this policy is to determine the appropriate way to transition from single-family detached homes to some other, higher density use, whether it is commercial or multi-family housing. The appropriate way to do that, according to the Comprehensive Plan, is with single-family attached housing. KU’s revised applications focus on how the project transitions from the “high intensity” use of I-64 to the single-family detached homes of the Schoettler Road residential community. This explanation is not supported by any policy in the Comprehensive Plan. The purpose is not how to best transition from a highway towards some low density use. It is how to best transition from single-family detached housing to higher density uses. KU Development is not proposing the appropriate transition as outlined in the Comprehensive Plan. For these reasons, the project is in conflict with this Plan Policy.

2.4 High Density In Urban Core

This policy states, “New multiple-family residences should be located in or near the Urban Core.” The proposed development is obviously not in the Urban Core. It is closer to single-family detached residential than it is to the Urban Core. “Near” implies continuity with the Urban Core. No such continuity exists here. Therefore, the project conflicts with this Plan Policy.

Finally, the project also conflicts with the City’s Planned Unit District (PUD) Section of the Unified Development Code. However, since I believe other citizens are addressing that issue, I will not address it here.

Thank you for your consideration in this matter.

Sincerely,

Mary Ann Mastorakos

Jessica Henry

From: Carol Young <carolkoubyoung@charter.net>
Sent: Thursday, September 08, 2016 1:36 PM
To: Jessica Henry
Cc: 'Dean Daniels'; 'Brad Young'
Subject: Schoettler

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

Ms. Jessica Henry
Project Planner
City of Chesterfield

Dear Jessica,

Thanks for all you do in an effort to keep Chesterfield great!

I'm writing to you because of my concern that our Planning Commission and City Council may be considering rezoning (and therefore decimating) the green space at Schoettler. I'm sorry that Gale Hill's sale of Hay Barn has started a very unfortunate set of events.

According to Preserve Schoettler, 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. (We already have Schoettler Village Apartments at that same intersection.)
- Multiple-family residences are typically, physically, and visually, isolated from single-family residences.
- Isn't the goal of the Planning Commission is to preserve existing neighborhoods, *not decimate* neighborhoods and green space?

My opposition is also based on these facts:

- More multi-family housing would result in the loss of our residential neighborhood and community character.
- Increased traffic congestion will add to an already dangerous, retrofitted intersection.
- Potential domino effect in light of contingency contract on additional property.
- Once the property is rezoned, a developer can change the original plan, so we're giving Mills (& KU) *carte blanche*.
- Density of the area is not appropriate. Two-hundred and sixty units? That's a lot of humanity. And cars.
- Mills Properties has an unaccredited rating with BBB.

From the BBB website "[BBB is urging consumers to use caution when considering doing business with Mill's Properties. BBB has received a pattern of complaints against this company alleging, delay's in responding to tenant's request for maintenance, security deposits are not refunded, failure to document charges for cleaning the apartment or damage to the apartment and overall poor customer service.](#)"

- KU Development only formed a year ago, seemingly a front company with no experience in order to cover Mills' poor rating.

Please, Jessica, I urge you to keep the Single-Family zoning at Schoettler & South Outer 40. Only Single-Family construction literally and figuratively fits our neighborhood and community.

Thanks for taking time to read this, to consider, to respond, and to work in the best interest of our neighborhood. Not unwanted "development."

I look forward to hearing from you.

Carol Young
Baxter Lakes 2 (Ward II)
2033 Honey Ridge Ct.
63017

September 5, 2016

Jessica Henry
Project Planner
Planning and Development Services Division
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Ms. Henry:

I have lived in the Sycamore Manor Subdivision since 1980. I raised both of my children here and love the area. I am writing you because of my concern about the possible zoning change to a rental, non-owner occupied complex that you are considering changing the zoning for at Schoettler and South Outer 40.

I have been a mortgage banker for over twenty five years. I have worked with appraisers, real estate developers, Fannie Mae, Freddie Mac, FHA and the VA for years. I am a senior loan officer NMLS license #293768 with Cornerstone Mortgage which is in multiple states and based right here in Chesterfield. We are one of the largest independent home lenders in the Midwest with sales last year exceding one billion dollars. My point is I know what is good and what is not good for home owners and the city that they live in. This has been my job for twenty five years. This proposed change of zoning at the corner of Schoettler Road and South Outer 40 would be a major mistake. It will lower property values, lower total tax revenue, add to crime, add to traffic and safety issues and is not in our school's or our city's best interest.

Per government regulations based on years of statistics, facts, appraisals, traffic and crime studies, FHA, Fannie Mae, Freddie Mac and the VA have regulations and additional requirements in place do to the risks of non owner occupied properties. Non owner occupied properties require larger down payments and higher interest rates because they are considerably riskier for the serounding area, the lender, and the community that they are in. This property was zoned for owner occupied residences. To make an exception and change Chesterfield's long range plan would hurt the entire area which will effect our schools, police, traffic and the surrounding single family homes and owner occupied condos.

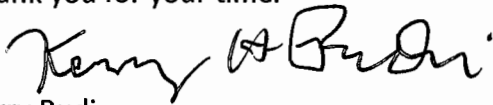
This would be a major mistake. It would be a disaster for those who invested in this area based on the current Chesterfield long range city plans and the current zoning. It has already led to some people thinking about moving out of Chesterfield. Since I have seen in my 25 years as a mortgage banker what this can do to property values, schools

and the cities that make this mistake if this passes I would consider selling my home in Chesterfield and employment in the area too.

My daughter just got married. My son just got engaged. Both graduates of Parkway Central High school here in Chesterfield. Now professionals with their masters they were starting to look at homes in Chesterfield to purchase and raise their families. They have taking Chesterfield off their list of communities that they are considering pending the outcome of his decision and the actions of Chesterfield's elected officials.

The elected and employed workers of Chesterfield need to protect our city and the people that live here, own property here and vote for our representatives. This proposed change of zoning to a non occupied rental complex would be a huge mistake for our city.

Thank you for your time.

A handwritten signature in black ink that reads "Kerry Rudin". The signature is written in a cursive style with a large, stylized "K" and "R".

Kerry Rudin
1469 Shagbark Court
Chesterfield MO 63017

Cell: 314-973-2620

Email: KerryRudin@gmail.com

Jessica Henry

From: Andee Beck Althoff <andeezbeck@hotmail.com>
Sent: Thursday, September 08, 2016 10:35 AM
To: Jessica Henry
Subject: Proposed Schoettler Apartment Development

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

Dear Ms. Henry,

As a neighbor of the land proposed for development of an apartment complex, who navigates the traffic five mornings a week at the intersection of Schoettler Road and Highway 40/64, I am strongly opposed to the project that plans to add considerable congestion to the neighborhood. The area was zoned for single-family homes, and that was one of the strong selling points when we bought our house 18 years ago. An apartment complex is not in keeping with the neighborhood, and it will add another 500 cars to a two-lane road that simply wasn't designed for such traffic. With most of the trees removed to make way for construction, we will lose both the scenic beauty and natural sound buffer from the highway noise.

Look around Chesterfield and you can find without trouble numerous areas more suited to apartment building development both near the mall and in the valley. Surely there are better options than carving into the quietude of our long-established single family neighborhoods!

Thanks for your consideration.

Best regards,

Andee Althoff
1853 Rockmoor Dr.
Chesterfield

Cecil Compton
1559 Yarmouth Point Drive
Chesterfield, MO 63017

Council Member Guy Tilman
Chesterfield City Hall
690 Chesterfield Parkway West
Chesterfield, MO 63017

Dear Council Member Tilman,

I am opposed to the proposed rezoning of Schoettler Road and South Outer 40, due to the stress on our schools, added costs to infrastructure, increased number of cars and people in this area. This area does not have the room, roads or schools to support such a potential influx of people. Please respect the development plan for Chesterfield that is already in place and let's open this area up for development as single family homes only.

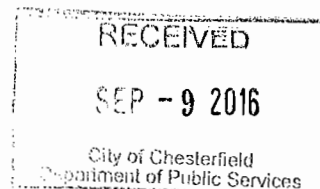
Sincerely



Cecil Compton

9/7/16

→ *Amee/Jessica -
for the record please -
Guy*



Jessica Henry

From: John Sonderman <john.sonderman@edm-inc.com>
Sent: Friday, September 09, 2016 4:33 PM
To: Bridget Nations; Aimee Nassif
Cc: Guy Tilman; Jessica Henry
Subject: 40 West Luxury Living (40WLL)

Ms Nassif,

I wish to be on record as opposing reducing the zoning (R2, R1 &NU to PUD R6) of the site for the 40WLL project for several reasons some of which are;

- I believe that downgrading zoning on a parcel should only occur in the presence of compelling need. It does not seem to me that Chesterfield is in such need.
- As a resident of Oaktree Estates, across the road from the proposed site, I anticipate a loss of property value due to the presence of the adjacent rental housing project.
- The gated emergency entrance onto Schoettler Road will be a prime target over time to come into regular use to facilitate renters heading south, north and west.
- The landscape buffer along the east side of Schoettler is questionable. Across from Oaktree there is a 10 foot retaining wall planned on the east edge of the road right of way and a small green strip between the curb and the sidewalk which is touching the fence that seems to be on top of the retaining wall. Significant landscaping can only be located east of the retaining wall, ten feet below the street.

I am trying to be brief but have to mention that I read someplace that the Oaktree Community is in favor of the project. Those that I have personally discussed this project with almost universally are strongly opposed to this project and any change in the current zoning.

Best Wishes, I am looking forward to a great discussion of the project next Monday.

--

John R. Sonderman , PE, SE

Principal



EDM Incorporated 220 Mansion House Center St. Louis, MO 63102

Office 314.231.5485 · Direct: 314.335.6999 · jrs@edm-inc.com

CELEBRATING 40 YEARS OF ENGINEERING SOLUTIONS

LETTER OF OPPOSITION



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

To Whom It May Concern:

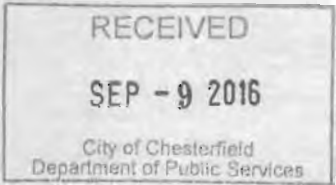
I am JAMES CAPES, a Chesterfield resident living at

1848 SHADYWOOD CT 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 STOP THE DESTRUCTION OF TREES IN CHESTERFIELD. SINGLE FAMILY HOMES WOULD HAVE MORE TREES.

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,

James Capes

Phone: 636 532 7688

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: Saturday, September 10, 2016 3:47 PM
To: John Sonderman
Cc: Jessica Henry
Subject: RE: 40 West Luxury Living (40WLL)

Thank you Mr. Sonderman for sending this letter and letting us know how you feel about this project. We appreciate your input. I look forward to seeing you Monday night at The Doubletree.

Best Regards,

Guy Tilman
Chesterfield City Councilmember
Ward II

From: John Sonderman [john.sonderman@edm-inc.com]
Sent: Friday, September 09, 2016 4:33 PM
To: Bridget Nations; Aimee Nassif
Cc: Guy Tilman; Jessica Henry
Subject: 40 West Luxury Living (40WLL)

Ms Nassif,

I wish to be on record as opposing reducing the zoning (R2, R1 &NU to PUD R6) of the site for the 40WLL project for several reasons some of which are;

- I believe that downgrading zoning on a parcel should only occur in the presence of compelling need. It does not seem to me that Chesterfield is in such need.
- As a resident of Oaktree Estates, across the road from the proposed site, I anticipate a loss of property value due to the presence of the adjacent rental housing project.
- The gated emergency entrance onto Schoettler Road will be a prime target over time to come into regular use to facilitate renters heading south, north and west.
- The landscape buffer along the east side of Schoettler is questionable. Across from Oaktree there is a 10 foot retaining wall planned on the east edge of the road right of way and a small green strip between the curb and the sidewalk which is touching the fence that seems to be on top of the retaining wall. Significant landscaping can only be located east of the retaining wall, ten feet below the street.

I am trying to be brief but have to mention that I read someplace that the Oaktree Community is in favor of the project. Those that I have personally discussed this project with almost universally are strongly opposed to this project and any change in the current zoning.

Best Wishes, I am looking forward to a great discussion of the project next Monday.

--

John R. Sonderman , PE, SE

Principal



EDM Incorporated 220 Mansion House Center St. Louis, MO 63102
Office 314.231.5485 · Direct: 314.335.6999 · irs@edm-inc.com
CELEBRATING 40 YEARS OF ENGINEERING SOLUTIONS

Jessica Henry

From: Guy Tilman
Sent: Saturday, September 10, 2016 4:29 PM
To: Carol Young
Cc: Jessica Henry
Subject: RE: Schoettler

Thank you, Carol, for writing to us expressing your thoughts on the proposed development. I will attend the public hearing at Doubletree Monday evening and will be listening to all of the issues and concerns raised there. We are a long way from Planning Commission or City Council votes. City Planning Staff has been reviewing the new proposal to be sure it meets City planning and zoning ordinances, and the Public Hearing begins the review process for the Planning Commission. In the meanwhile, I will continue to listen to the residents in the area, and look at the facts before making my decision.

Guy Tilman
Chesterfield City Councilmember
Ward II

From: Carol Young [carolkoubayoung@charter.net]
Sent: Thursday, September 08, 2016 1:52 PM
To: Guy Tilman
Subject: Schoettler

Mr. Guy Tilman
City Council
City of Chesterfield

Dear Guy,

Thanks for all you do in an effort to keep Chesterfield great!

I'm writing to you because of my concern that our Planning Commission and City Council may be considering rezoning (and therefore decimating) the green space at Schoettler. I'm sorry that Gale Hill's sale of Hay Barn has triggered a very unfortunate set of events.

According to Preserve Schoettler, 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. (We already have Schoettler Village Apartments at that same intersection.)

- Multiple-family residences are typically, physically, and visually isolated from single-family residences.

- Isn't the goal of the Planning Commission is to preserve existing neighborhoods, *not decimate* neighborhoods and green space?

My opposition is also based on these facts:

- More multi-family housing would result in the loss of our residential neighborhood and community character.
- Increased traffic congestion will add to an already dangerous, retrofitted intersection.
- Potential domino effect in light of contingency contract on additional property.
- Once the property is rezoned, a developer can change the original plan, so we're giving Mills (& KU) *carte blanche*.
- Density of the area is not appropriate. Two-hundred and sixty units? That's a lot of humanity. And cars.
- Mills Properties has an unaccredited rating with BBB.

From the BBB website "BBB is urging consumers to use caution when considering doing business with Mill's Properties. BBB has received a pattern of complaints against this company alleging, delay's in responding to tenant's request for maintenance, security deposits are not refunded, failure to document charges for cleaning the apartment or damage to the apartment and overall poor customer service."

- KU Development only formed a year ago, seemingly a front company with no experience in order to cover Mills' poor rating. This is not the project to get his experience.

Please, Guy, I urge you to vote to keep the Single-Family zoning at Schoettler & South Outer 40. Only Single-Family construction literally and figuratively fits our neighborhood and community.

While Tom may be a good guy, this is simply a bad idea.

Thanks for taking time to read this, to consider, to respond, and to once again vote in the best interest of our neighborhood. Not unwanted "development."

I look forward to hearing from you.

Carol Young
Baxter Lakes 2 (Ward II)
2033 Honey Ridge Ct.
63017

RECEIVED

SEP 11 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 Dr. Ganesh Kumar, Ph.D., a Chesterfield resident living at

1849 Shadywood Ct, 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 we have ^{the} right balance of nature and human population at present, please do not disturb this!

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]

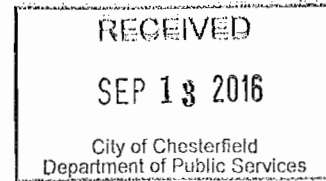
Phone: 636 536 6198

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

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



Dear Planning Commissioner,

I am writing to express my opposition to the proposed rezoning and development project, West Luxury Living, at Schoettler and South Outer 40 roads. I attended the public hearing on September 12 but in the essence of time opted to voice my concerns through this letter in lieu of speaking at the hearing.

I want to start by saying that I have worked in multi-family real estate for the last ten years. I believe this gives me pretty good perspective on the matter at hand. One thing I have learned in my experience is that not all proposed developments should move forward.

While I echo many of the points that I heard mentioned at the hearing, my concerns are from a little different perspective. I live in the Shenandoah subdivision so I will not be as directly impacted by the increased traffic or ascetics that are the concerns of so many. My wife and I moved to Chesterfield about 2.5 years ago. While Chesterfield is obviously a fantastic community, we have two young children and moved here primarily for the school system. My opposition to the rezoning and development is principally focused on the impact to the schools.

When my wife and I started our housing search in St. Louis we quickly narrowed to a handful of schools. Given my real estate background, I did a lot of homework related to metrics of the school system and zoning within the area. These factors helped us further narrow our search to only areas that feed into Parkway Central and Parkway West.

The proposed 258-unit complex includes 144 two-bedroom and three-bedroom units. Conservatively, the residents of these units will add more than 300 children to the school district. These additional children will have the most significant impact on Shenandoah Valley Elementary, but Parkway Central Middle and Parkway Central High will also be impacted. All of these additional students will hit the system within either one school year or one calendar year.

I urge the commission to question what the potential impact of this development may have on the Parkway School system. How will the district be able to handle this sort of increase in such a short time frame? What will be the impact to the district in terms of having to redraw boundaries? With these additional students being from renter households, will there be a property tax increase on other area residents to accommodate? Will there be a negative

impact in terms of student/teacher ratios? Will the high turnover from this many rental units be disruptive to the schools as students come and go? As development continues to occur in all directions, can the City of Chesterfield afford to jeopardize the school system that is such a huge draw for myself and so many others?

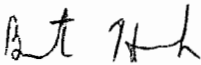
While I assume that the real estate tax revenue from the proposed apartment complex has an appeal to the City of Chesterfield, can a case be made that there will actually be a net benefit to the community or city as a whole? With increased traffic, loss of neighborhood continuity, and potential impact on the school system, I find it hard to believe that the positives outweigh the negatives.

From the developer's standpoint I believe that the project will operate just fine as Chesterfield is a very desirable place to live. However, I don't believe that the developer's case of "this project will work" justifies the commission deciding to rezone a parcel of land that is currently zoned for a much more appropriate use. I also think that granting a zoning change would set a bad precedent for future developers to push for rezoning and further change the community dynamics. This level of unit density simply doesn't fit the existing community.

As mentioned before, there are many other concerns that I have but I believe these were covered by the dozens of folks that spoke in opposition at the public hearing. I believe that the number of residents that have come out in opposition of this development speaks volumes and urge the commission to vote against this rezoning.

Please don't hesitate to call me with any questions or comments.

Thank you for your time,



Brent Hannah
816-914-5367

Jessica Henry

From: Pete Von Minden <petevm@aol.com>
Sent: Tuesday, September 13, 2016 11:36 AM
To: Jessica Henry; Aimee Nassif; Guy Tilman; Bridget Nations
Cc: Bob Nation
Subject: Proposed Luxury Apartment Complex

Follow Up Flag: Follow up
Flag Status: Flagged

Jessica Henry

Last night I attended the planning meeting regarding the Zoning change to allow Luxury apartments to be built along Schoettler Road & Hy 64. I sat up front to watch the body language of the board members as presentations were made and came away with the feeling that they had already made up their minds and this was a waste of time. I shared my thoughts with a friend who had attended the first meeting of this proposal earlier this year and this was his response.

"After the first meeting was completed I spoke, face-to-face with KU LLC developer Tom Kaiman (sp?) and asked the following question;

"Tom, you are a civil engineer; I am also a civil engineer, so how in the, with all your training and experience could you select this property to develop a multi-family apartment complex -- This has to be absolutely the worse site for such a development!"

Tom's reply was;

"They (pointing to the Chesterfield Planning & Zoning Board Members) recommended this site to me for our apartment development and promised me to do everything in their power to help see this through", "

Now if this is true shouldn't the Board Members be up front with its citizens and share this fact. The Planning and Zoning members are entitled to their opinions but if they have already committed to support this development why are we going through this charade of democracy. Let's just have a government that operates in the shadows and let perks and favors determine the fate of Chesterfield.

I think we are entitled to a role call of all Planning and Zoning board members to acknowledge if in fact they recommended this property to the developer for apartments.

Peter Von Minden
2163 White Lane Drive

Jessica Henry

From: Ross Shelledy <rshelledy@outlook.com>
Sent: Tuesday, September 13, 2016 4:39 PM
To: Jessica Henry
Subject: FW: LETTER OF OPPOSITION
Attachments: image00001.png

Follow Up Flag: Follow up
Flag Status: Flagged

rshelledy@outlook.com has shared a OneDrive file with you. To view it, click the link below.

 [Opp Letter to KU Development.docx](#)

LETTER OF OPPOSITION

RE: KU DEVELOPMENT REQUEST FOR REZONING AT SCHOETTLER AND SOUTH OUTER 40

To The Planning Commission & Committee Member Dan Hurt (Chair-Planning-Public Works Committee):

In response to the Planning Commission meeting I attended this past Monday night, I would like to make the following statement and requests. I had submitted a request to speak at the meeting but in order to not drag the meeting to late chose to waive my time and write this letter instead.

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning of the properties at Schoettler and So. Outer 40 roads. I join with over 1700 other concerned neighborhood residents to oppose this Commercial Apartment Development. The proposal we heard last night from Stock & Associates for the TWO separate parcels of the proposed development is completely inconsistent with the existing neighborhoods on the South side of South Outer 40.

The two parcels should be considered separately as they do not adjoin and do not form a PUD. If considered as separate properties, then the proposed 14.296 ac. of development with 258 units with a density of 18 units per acre is grossly inconsistent with the surrounding neighborhoods and inconsistent with the Chesterfield Comprehensive Plan.

In our annual HOA meeting held in January, Dan Hurt (Chair-Planning-Public Works Committee) was in attendance and spoke during the meeting and took questions regarding development in Chesterfield. At this meeting he stated that the committee would only support the development of commercial property on the NORTH side of HY 40 and keep the South side of HY40 for residential development. A 258 unit commercial apartment complex is NOT residential it is a commercial venture for the collection of rents. This proposal is nothing more than a glorified hotel or extended stay facility, such as a Residence Inn, built for the purpose of collecting rents, a commercial venture and therefore a zoning request for R-6A is completely inconsistent.

If they want to propose a Transitional Use zoning request between the Single-Family Detached R-1A and R-2 that surrounds the 14.296 ac. property then maybe a more appropriate zoning would be R-3 or R-4. This type of zoning

would cap the number of units on the 14.296 acres at 62 or 88 units respectively. Even the R-6AA would only allow 207 units on the 14.296 ac. as opposed to KU Development's proposal of 258 units. You must not consider the two separate properties as one, they are two distinct properties from a density stand point.

Because the property will require the clear cutting of the existing old growth trees it will take 10 years before there is any tree coverages hiding the 3-4 story structures that will be at their base 30-40 ft. higher than HY-40 per Mr. Stocks statement at the meeting. This will be an eye sore for many years and decrease surrounding property values, unacceptable to us as neighbors.

Keep the Single-Family zoning! Only Single-Family construction fits the wonderful neighborhood and community.

Respectfully,

Ross Shelledy *MarySue Shelledy*

Ross and MarySue Shelledy

14639 Mallard Lake Dr

Chesterfield, MO 63017

314-308-3340, rshelledy@outlook.com

Jessica Henry

From: mschwa9421@aol.com
Sent: Wednesday, September 14, 2016 3:00 PM
To: Jessica Henry
Subject: Fwd: Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: mschwa9421@aol.com
Date: September 14, 2016 at 2:42:58 PM CDT
To: dhurt@chesterfield.mo.us
Subject: Rezoning

This was sent to Dan Hurt who is a friend. We live in the seasons. 14660 summer blossom lane

Dan

As you already know, both Janet and I strongly feel the schoettler/ 64 project is wrong for the area . It is too dense , with the wrong type of housing. I64 was obsolete the day it opened from the valley to stl city limits. Another 250-500 cars per day at the location will flood / overload the already taxed road completely 2x day and many will travel schoettler to get each way. 25 or 30 homes or detached villas might be ok but not +/- 250 apartment condos

Janet and Marty

Sent from my iPhone

PLANNING & ZONING COMMISSION ^{Sept 14 2016}

PZ 09 - 2016 & PZ 10 - 2016

This exhibit of an overflowing creek behind our subdivision, "Royalwood", is given to support our claim that the runoff added by allowing the zoning change and subsequent parking area in the proposed apartments, "West Luxury Apartments", will damage our ~~subsequent~~ subdivision.

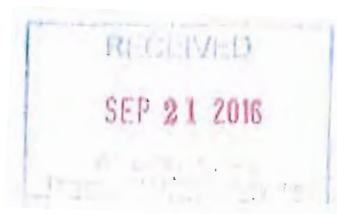
This creek overflows anytime a significant amount of rain occurs in spring or winter. This creek is normally not even seen and usually is ankle deep. I have a history of working with run off containment and do not believe "MILLS" can incorporate sufficient containment to abate the additional runoff we will experience if the rezoning is approved.

This overflow is relatively mild compared to some. This information along with all the other reports presented will add up to a "NO" vote to allow rezoning. Chesterfield does not need this type of development in this neighborhood. It is massively opposed by Chesterfield citizens affected by it.

Thomas B. Pullen Royalwood
Subdivision
CELL 314-680-7719

over

P.S. I had this info at the Doubletree Meeting
but due to the huge overflow and not having
it on a displayable format I chose not to
show it but give it like this instead,



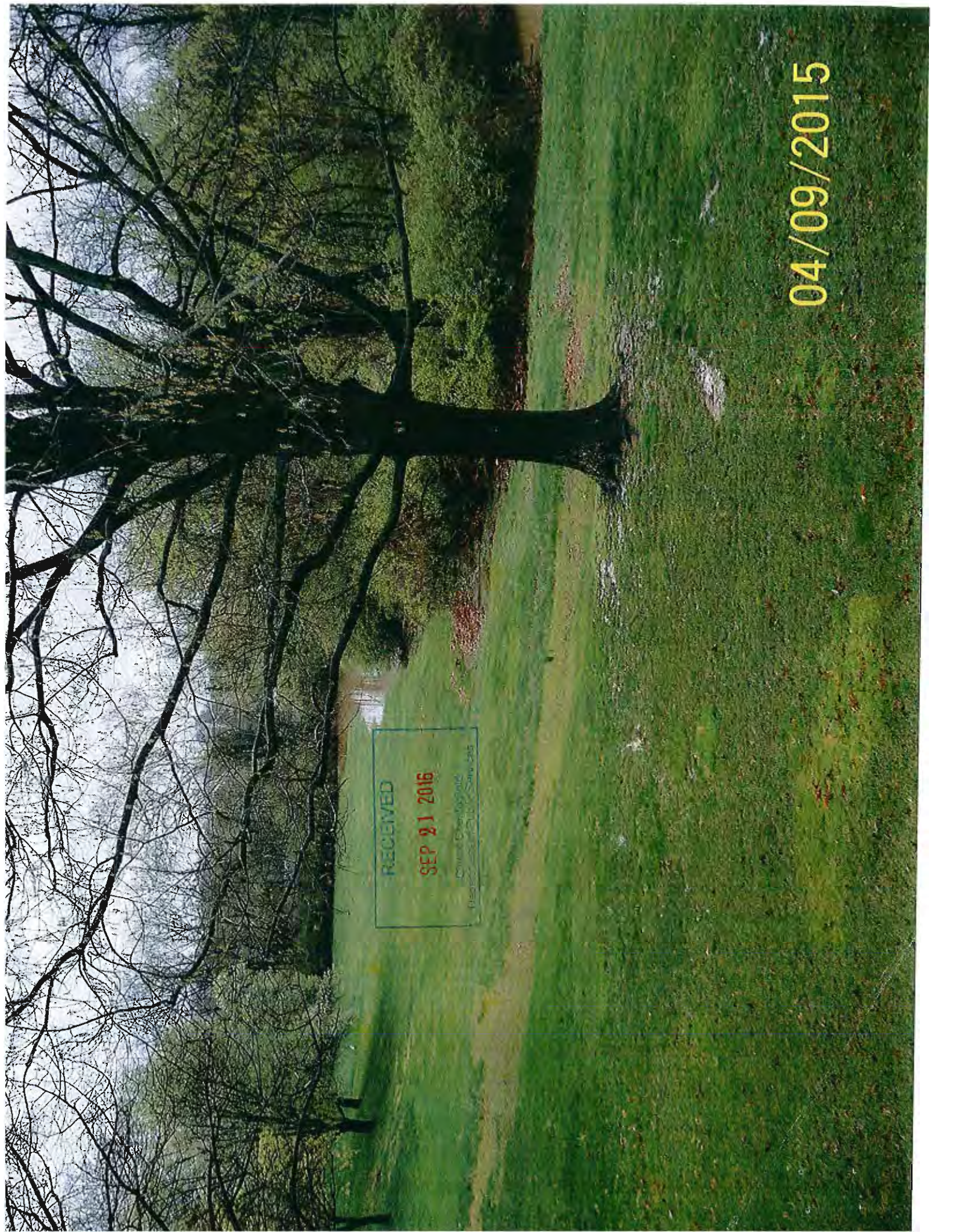
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SEP 21 2016

City of Chesterfield
Department of Public Services

12/26/2015





RECEIVED
SEP 21 2016
Central Oregon Community College
1155 NE Oregon Street, Bend, OR 97701

04/09/2015



04/09/2015

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SEP 21 2015

RECEIVED

SEP 21 2016

City of Columbia
Public Works Department

04/09/2015





12/26/2015

SEP 9 11 2018

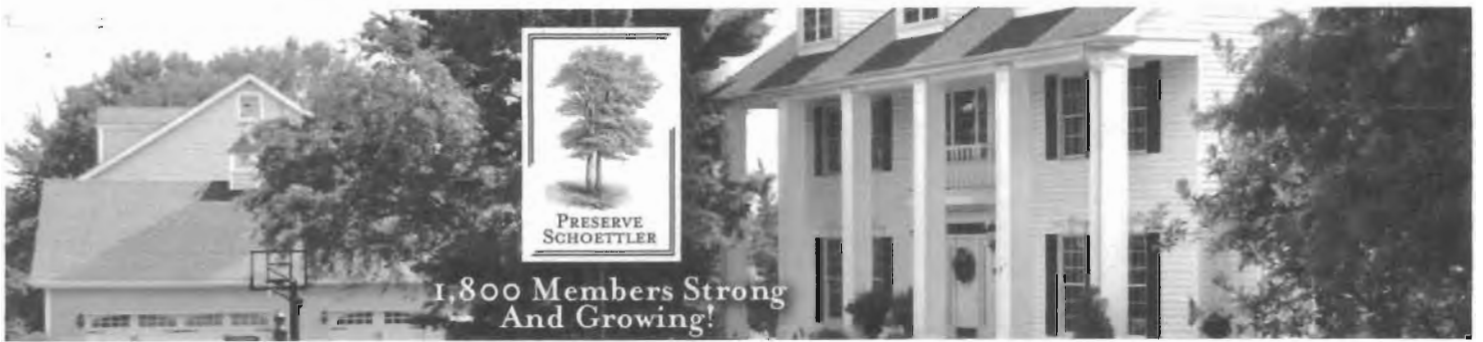
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12/26/2015



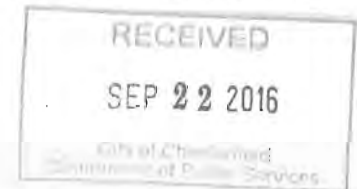
12/26/2015



September 21, 2016

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

09-22-16 P03:05 IN



Dear Mayor Nation, Aimee, Jessica, Planning Commission and City Council,

This is the 12th set of names of **motivated voters** who have electronically signed a petition opposing the rezoning change at Schoettler Road and South Outer 40 for building apartments. The attached petitions now represent **1,800 residents** who are asking you to recommend that the City Council deny the rezoning of 20 acres and the building of the 40 West Luxury Living apartment complex.

We remind you that we are not anti apartments or anti development. We simply do not think that this corner which is bordered on 3 sides by single family homes is a good location for an apartment complex.

We want to thank Aimee and the staff for moving the September 12th hearing to the Doubletree. As you saw, over 500 residents came and there was standing room only. Thank you, Aimee for asking if residents in the back were able to hear. The group could be larger for the next meeting. There was no way residents would have been able to hear or see the proceedings if you had not moved the meeting. Thank you for providing signers for the hearing impaired.

The residents at the meeting were committed to standing together to let you know how much this means to them. They continue to ask you to listen to their voices and not the voice of the developer.

Members of Preserve Schoettler spoke passionately at the hearing regarding their opposition to the KU development:

- Mary Ann Mastorakos, spoke on violations of the Comprehensive Plan
- Steve Ahlheim (attorney) spoke on the PUD proposal being out of compliance with Chesterfield's Unified Commercial Code
- John Green explained how inappropriate the density is compared to the single-family neighborhoods along Schoettler Road
- Ray Bosenbecker spoke on zoning discrepancies compared to the residential zoning in existence along Schoettler Road
- Dean Daniels spoke on traffic concerns as well as the F Rating of Mills Properties by the BBB

More than 10 residents from Oaktree, Royal Woods, Thousand Oaks, Westchester Place, Brook Hill, Scarborough and other subdivisions presented their opinions to the Planning Commission. Other residents passed because their points had been made or they had to leave because of time.

As more people learn about the new PUD proposal, more people are opposed. That's why we are presenting you with 100 more names of people who have signed the petition.

These residents chose to live here. They take pride in being Chesterfield homeowners and that is why they want to be recorded as opposing 40 West Luxury Living being built in a single-family neighborhood.

Mr. Stock is working very hard to convince Council members and residents that these apartments are good for Chesterfield. If that's true, Mr. Stock can build luxury apartments in a better location in Chesterfield and not in a single-family neighborhood in opposition to 1,800 residents.

As our elected officials and chosen representatives, we ask that you listen to the **concerned residents** and that you suggest a better location to the developer for this apartment complex; one that is already zoned multi-family.

This corner is the right place for single family homes, townhomes, condos or villas. Mr. Stock will tell you that people will not buy homes or townhomes near the highway. However, people buy condos in Oaktree Estates across the street from this location. If people will rent for \$1500 to \$2200 a month near the highway, they will buy near the highway.

If the terrain can be leveled to build 7 buildings and lighted asphalt parking lots, it certainly can be changed to **build single family homes and townhomes.**

The only property KU Development has purchased at this point is Haybarn Lane. All other property is contingent. Surely, the Planning Commission **cannot ignore the voices of 1,800 residents** and side with this developer because of money that has not even been spent.

We ask each elected City Council member to *represent* the residents in their Wards. These residents love Chesterfield and chose to live in their Chesterfield neighborhoods.

Sincerely,

PreserveSchoettler.com



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing from Single Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
GeNea'	Warren	213 Old Ballwin		314-229-7023
Tricia	Whelan	14602 Fairfield Farm Dr	Fairfield Farm	314-609-9993
Melinda	Lanzon	1531 Deerhorn Dr	Greenleaf Estates	636-530-6821
Jeff	Cullum	2297 Schoettler Rd	Westerly Place	314-504-4577
Gina	Cullum	2297 Schoettler Rd	Westerly place	636-527-0101
Jill	Ritterskamp	708 Clayton Corners	Clayton Corners	636-391-6455
Donald	Schlag	28 Baxter Ln	Baxter Lane	636-519-7362
Janet	Schlag	28 Baxter Ln	Baxter Lane	636-519-7362
James	Ritterskamp	708 Clayton Corners	Clayton Corners	636-391-6455
Joan	Tilford	14564 Harleston Village Dr	Chesterfield Hill	636-532-0695
Jeff	Tilford	14564 Harleston Village Dr	Chesterfield Hill	636 532-0695
Hunter	Carter	1512 Mallard Pointe Ct	Thousand Oaks	314-494-2412
Patrick	Marbs	1934 Buckingham Dr	Scarborough	636-220-9245
Luke	Lanzon	1531 Deerhorn Dr	Greenleaf Estates	636-530-6821
Douglas	Lanzon	1531 Deerhorn Dr	Greenleaf Estates	636-530-6821
Alan	Legow	5 Summer Blossom Ct	Seasons at Schoettler	636-394-5715
Ellen	Legow	5 Summer Blossom Ct	Seasons at Schoettler	636-394-5715
James	Ramey	14567 Bexhill Ct	Chesterfield Hill	636-536-1941
Marcia	Walter	14567 Bexhill Ct	Chesterfield Hill	703-965-2525
Mary Pat	Litzinger	1907 Highland Forest Ct	Highland Forest	314-616-3349
Taylor	Arnold	14971 Claymont Estates Dr	Greenberry Baxter Estates	314-575-6807
James	Kiley	1516 Woodroyal East Dr	Royalwood	636-532-7511
Linda	Goedeker	1786 Prindable Ct	Bridle Creek	314-265-8341
Linda	Jesberg	14817 Grantley Dr	Westchester Place	314-775-6271
Mary (Chris)	Deason	14714 Mill Spring Dr	Chesterfield Trails	636-532-7261



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing from Single Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Yvonne	Chua	1925 Pine Run Dr	Bridle Creek	636-394-3000
Howard	Goldenberg	14617 Oak Orchard Ct	Chesterfield Trails	636-532-7189
Dan	Baugher	14618 Big Timber Ln	Chesterfield Trails	636-537-5365
Mary	Baugher	14618 Big Timber Ln	Chesterfield Trails	636-537-5365
Karen	Harper	14619 Schoettler Manor Ct	Schoettler Manor	636-448-2142
Jeffrey	Harper	14619 Schoettler Manor Ct	Schoettler Manor	636-489-1733
James	Gardner	15011 Ridge lake Dr	Claymont Estates	314-757-4349
David	Burlison	14621 Big Timber Ln	Chesterfield Trails	636-530-0585
Kay	Burlison	14621 Big Timber Ln	Chesterfield Trails	636-530-0585
Marc	Brown	2150 White Lane Dr	Brook Hill Estates	636-391-2968
Kathleen	Smith	14754 Brook Hill Dr	Brook Hill Estates	636-207-1002
John	Tureen	14866 Greenleaf Valley Dr	Greenleaf Estates	314-941-1397
Andee	Althoff	1853 Rockmoor Dr	Bridle Creek	636-530-7774
Glenn	Young	15385 Highcroft Dr	Bridle Creek	636-532-3682
Emily	Young	2033 Honey Ridge Ct	Baxter Lakes	636-728-0044
Katherine	Young	2033 Honey Ridge Ct	Baxter Lakes	636-728-0044
James	Althoff	1853 Rockmoor Dr	Bridle Creek	636-530-7774
Michelle	Nichols	14828 Grantley Dr	Westchester Place	636-530-9051
Ina	Landsbaum	15316 Oaktree Estates	Oaktree Estates	636-519-9297
Sara	Gelsheimer	15457 Schoettler Valley Ct	Highcroft Estates	615-557-3440
Mary Sue	Shelledy	14639 Mallard Lake Dr	Thousand Oaks	314-809-4444
Nicholas	Shelledy	14639 Mallard Lake Dr	Thousand Oaks	314-809-4444
Laura	Marbs	1934 Buckingham Dr	Scarborough	314-604-3536
Christopher	Litzinger	15324 Cambridge Cove Wy	Cambridge Cove	314-974-5206
Frances	Forgue	1578 Foxham Dr	Chesterfield Hill	636-536-4860



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing from Single Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Bernard	Scheer	14710 Kulkarni Ct	Brook Hill Estates	636-394-9839
Constance	Scheer	14710 Kulkarni Ct	Brook Hill Estates	636-394-9839
Salma	Ahmad	14603 Millspring Ct	Chesterfield Trails	636-778-9048
David	Bogue	2019 Brook Hill Ridge Dr	Brook Hill Estates	314-435-6738
Ellen	Riggs	1516 Amisk Ct	GreenLeaf Estates	636- 532-7280
Dennis	Riggs	1516 Amisk Ct	GreenLeaf Estates	636-532-1289
James	Riggs	4329 Juniata St		636-532-1289
Arianna	Riggs	13336 Bragstadt Dr	Wood Lake	314-920-5150
Robin	Lemasters	14638 Fairfield Farm Dr	Fairfield Farm	636-226-8660
Suzanne	Muther	16455 Cobleskille Dr	Oak	636-532-3448
Emily	Daniels	14729 Mill Spring Dr	Chesterfield Trails	636-236-8685
Kevin	Ely	1785 Spring Branch Ct	Bridle Creek	636-530-7945
Anne	Holtmann	14878 Straub Hill Ln	Brook Hill Estates	636-230-7475
John	Holtmann	14878 Straub Hill Ln	Brook Hill Estates	636-230-7475
Alexa	Holtmann	14878 Straub Hill Ln	Brook Hill Estates	636-230-7475
Wei	Chen	1624 Tradd Ct	Chesterfield Hill	314-583-5169
Lori	Levine	2009 Brook Hill Ct	Brook Hill Estates	636-394-3308
Sharon	Coker	1007 Clayton Douglas Ct	Chesterfield Plantation	636-532-4965
Dennis	Coker	1007 Clayton Douglas Ct	Chesterfield Plantation	636-532-4965
Gary	Levine	2009 Brook Hill Ct	Brook Hill Estates	636-394-3308
Kathleen	Rubie	1328 Countryside Manor Pl	Countryside At Chesterfield	636-532-5033
Katie	Wilsdorf	14767 Brook Hill Dr	Brook Hill Estates	636-394-9465
David	Wilsdorf	14767 Brook Hill Dr	Brook Hill Estates	636-394-9465
Maggie	Wilsdorf	14767 Brook Hill Dr	Brook Hill Estates	636-394-9465
Ryan	Wilsdorf	14767 Brook Hill Dr	Brook Hill Estates	636-394-9465



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing from Single Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Jody	Young	1943 Highland Forest Ct	Highland Forest	636-537-4815
Steve	Wolfe	1943 Rustic Oak Rd	Old Clarkson Forest	636-778-9146
Alex	Rutz	1314 Cherry Glen Ct	Westchester Place	314-265-9260
Suzanne	Cooke	14812 Annasarra Ct	Brook Hill Estates	636-394-6952
Greg	Keithly	1803 Hollow Tree Ct	Westfield Farm	314-913-0132
Robert	Wachter	14716 White Lane Ct	Brook Hill Estates	636-256-8780
Randy	Bauman	15361 Highcroft Dr	Eberwein Place	314-537-3307
Bethany	Hockenbury	1306 Colony Way Ct	Westchester Place	314-497-1871
Andrew	Moore	627 Kenilworth Ln	Claymont Estates	314-578-4536
Aimee	Keithly	1803 Hollow Tree Ct	Westfield Farm	636-536-0265
Veronica	Bauman	15361 Highcroft Dr	Eberwein Place	314-517-3307
Roz	Gad	14121 Parliament Dr	Ladue Trails	314-469-3235
Henry	Diamant	14503 Britannia Dr	Scarborough	636-394-8592
Marlene	Diamant	14503 Britannia Dr	Scarborough	636-394-8592
Mark	Pruitt	1836 Rockmoor Dr	Bridle Creek	314-753-4923
Erin	Chien	2011 Brook Hill Ln	Brook Hill Estates	636-207-0950
Michael	Moore	120 Mission Walk	Aspen Ridge	636-686-5134
Lenka	Robinson	14638 Pine Orchard Ct	Chesterfield Trails	314-660-5175
Gayle	Bartholic	9937 Gerald Dr	Concord Village	314-843-1446
Richard	Bartholic	9937 Gerald Dr	Concord Village	314-843-1446
Jean	Lenahan	14736 Timberbluff Dr	Thousand Oaks	314-532-8990
Thomas	Ray	1812 Shadywood Ct	Westfield Farm	314-721-8115
Laura Edwards-	Ray	1812 Shadywood Ct	Westfield Farm	314-570-0726
Kristin	Rasure	15553 Chequer Dr	Highcroft Estates	636-728-0801
Donna	Hanlen	8830 Glen Rose Dr	South Crestwood Gardens	314-849-0820



LETTER OF OPPOSITION

to KU Development and Mills Properties request for rezoning at Schoettler and South Outer 40

To Whom It May Concern:

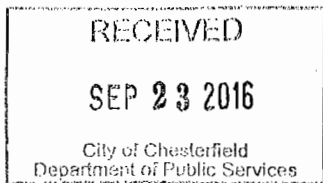
As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development project, at Schoettler and South Outer 40 roads. I join with over 1,500 other concerned residents to oppose this apartment development.

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;
- The goal of the Planning Commission is to preserve existing neighborhoods.

My opposition is also based on these facts:

- The loss of neighborhood and community character.
- Increased traffic congestion adding to an already dangerous situation.
- Domino effect in light of contingency contract on additional property.
- Once the property is rezoned, a developer can change the original concept or plan.
- Density of the area is not appropriate.
- Mills Properties has an F rating with BBB.



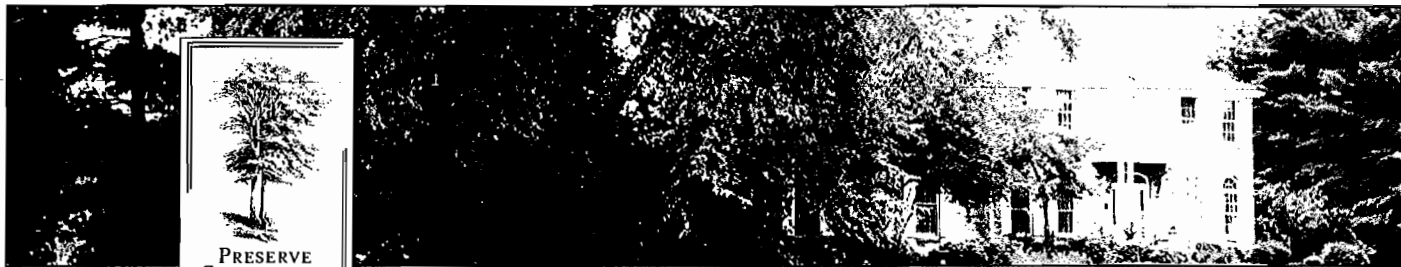
Other *DO NOT CHANGE ZONING FOR COMPANIES THAT ARE ONLY TRYING TO PROFIT AT THE RESIDENTS EXPENSE. DON'T LET THE CAMELS NOSE UNDER THE TENT. PLEASE... NOT FAIR*
 Keep the Single-Family zoning. Only Single-Family construction fits this neighborhood and community.

Respectfully,
Name Donald P. Schunk Sr.

Address 14955 Greenleaf Valley Dr Chesterfield, MO 63017

Phone: 314-322-9701 E-mail www.donschunk1@gmail.com

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 KU Development and Mills Properties request for rezoning at Schoettler and South Outer 40

To Whom It May Concern:

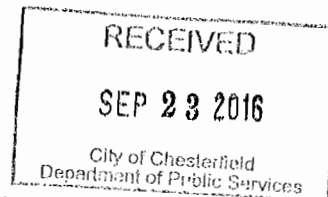
As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development project, at Schoettler and South Outer 40 roads. I join with over 1,500 other concerned residents to oppose this apartment development.

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;
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- Increased traffic congestion adding to an already dangerous situation.
- Domino effect in light of contingency contract on additional property.
- Once the property is rezoned, a developer can change the original concept or plan.
- Density of the area is not appropriate.
- Mills Properties has an F rating with BBB.



Other _____

Keep the Single-Family zoning. Only Single-Family construction fits this neighborhood and community.

Respectfully,
Name Diane Schunk

Address 14955 Greenleaf Valley Drive

Phone: 314-322-9702 E-mail Dianeschunk@gmail.com

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

10-8-2016

To Whom It May Concern:

I am Steve Hackman, a Chesterfield resident living at 1924 Dovershire 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:

safety and congestion

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

Respectfully, Steve Hackman

Phone: 480-747-0935

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

10-8-2016

To Whom It May Concern:

I am PETER + BROOKE + DANNA, a Chesterfield resident living at 1941 CHERMOORE 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:

SAFETY + CONGESTION

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

Respectfully,



Phone:

(36) 227-1695

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

10-8-2016

To Whom It May Concern:

I am RON GUZ, a Chesterfield resident living at 1958 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:

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

Respectfully,

Phone: _____

314-954-0224

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

10-8-2016

To Whom It May Concern:

I am MELISSA BREAM-GUZ, a Chesterfield resident living at 1958 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:

Also the street NARROWING by Clayton
& Schoettler - New Dev.
VERY POOR DESIGN,

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

Respectfully,

Phone: 314-629-4942

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

10-8-2016

To Whom It May Concern:

I am Tom Janich, a Chesterfield resident living at 1928 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,

Tom Janich
Phone: 636-527-1882

Please complete 1 form for each adult member in your household.

Jessica Henry

From: H. Dean Daniels <drummr35@charter.net>
Sent: Friday, October 14, 2016 11:31 AM
To: Jessica Henry
Subject: Traffic Counts for Schoettler Road and Chesterfield Parkway (South Outer Forty Drive)
Attachments: County Traffic Counts for Chesterfield Parkway July 2016.docx; County Traffic Count Chesterfield Parkway July 2016.pdf; Chesterfield Counts for Schoettler Road March 2013.docx; St. Louis County Counts for Schoettler Road July 2003 Rev.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Henry,

RE: PZ 09 and 10-2016 40 West Luxury Living (KU Development, LLC)

During the public meetings held on May 23 and September 12, 2016, regarding the referenced proposal for inappropriate rezoning of property at the basic intersection of Schoettler Road and South Outer Forty Drive, I referred to traffic numbers taken from studies done by St. Louis County and the City of Chesterfield.

It occurred to me that the numbers given were somewhat vague and had no real source for their validity.

Accordingly, I am submitting my summarized reports of the traffic counts given to me by The St. Louis County Department of Highways and Traffic and the Chesterfield Department of Planning and Development Services.

Should it be necessary, I can submit the original data given to me by the above agencies, from which these summaries were derived.

One of the summaries for Schoettler Road was taken by the county in 2003, the last county count available prior to Chesterfield taking over Schoettler Road from the county in 2010. (While dated, it indicates that Schoettler Road was a major thoroughway, even then, between Clayton Road and I-64/ Hwy 40 in both directions, North and South. We know that traffic hasn't abated in the 13 years since that study was taken.

While there may be a study taken in the last four to six weeks by the Chesterfield Department of Planning and Development Services, the numbers were not available at the time of the two meetings mentioned above.

While not indicated as such, it is possible that the study done in 2013 may have been in conjunction with the Schoettler Road Concept Study done in 2013 as well.

It is requested that you make these documents available to the Planning Commission for their deliberations regarding the subject proposal.

I also wish to thank you personally, Aimee Nassif and the Planning Commission members for the courtesies and professional manner in which this process has been handled regarding all involved.

Cordially,

H. Dean Daniels
14747 Mill Spring Drive

Chesterfield, MO 63017
(636) 532-8173
drummr35@charter.net

TRAFFIC COUNTS FOR SCHOETTLER ROAD

(Tuesday, March 19, 2013 at 15:00 PM through 15:00 PM, Friday, March 22, 2013.)

Count by Chesterfield Department of Planning and Development Services.

Using just the counts for the 72 hours on the dates specified, Tuesday through Friday, and the main daytime hours from 07:00 AM to 19:00 PM, the following are the **average** daily traffic counts for the time specified. Counts taken 460 Ft. North of Clayton Road.

TIME	Northbound Schoettler Road			Southbound Schoettler Road			Total Northbound & Southbound Schoettler Road		
	Cars Per Hour	Car Per Minute	Seconds Between Cars	Cars Per Hour	Car Per Minute	Seconds Between Cars	Cars Per Hour	Car Per Minute	Seconds Between Cars
07:00AM	335	5.58	10.75	225	3.75	16.00	560	9.33	6.43
08:00	230	3.83	15.67	177	2.28	26.32	407	6.78	8.85
09:00	216	3.60	16.67	199	3.32	18.07	415	6.92	8.67
10:00	212	3.53	16.70	203	3.38	17.75	415	6.92	8.67
11:00	280	4.67	12.85	260	4.33	13.86	540	9.00	6.67
12:00PM	294	4.90	12.24	250	4.17	14.39	544	9.07	6.62
13:00	265	4.42	13.57	242	4.03	14.89	507	8.45	7.10
14:00	271	4.52	13.27	254	4.23	14.18	525	8.75	6.86
15:00	318	5.30	11.32	267	4.45	13.48	585	9.75	6.15
16:00	324	5.40	11.11	301	5.02	11.95	625	10.42	5.76
17:00	384	6.40	9.38	335	5.58	10.75	719	11.98	5.01
18:00	279	4.65	12.90	245	4.08	14.71	524	8.73	6.87
19:00	239	3.98	15.08	170	2.83	21.20	409	6.82	8.80
AM Peak	07:00			11:00			07:00		
Volume	335	5.58	10.75	260	4.33	13.86	560	9.33	6.43
PM Peak	17:00			17:00			17:00		
Volume	384	6.40	9.38	335	5.58	10.75	719	11.98	5.01
	Total	Average Cars per Hour	Average Cars per Minute	Total	Average Cars per Hour	Average Cars per Minute	Total	Average Cars per Hour	Average Cars per Minute
Total Cars for 13-Hours	3647	281	4.68	3128	241	4.01	6775	521	8.69

Counts were taken for the entire 72 hour time period but the counts for the time from 19:00 PM until 07:00 AM were not significant at those hours to require a recap.

Counts were taken in 15 minute intervals and the numbers were consolidated to give a total count for the complete hour indicated: (07:00 AM is the total volume from 07:00 AM to 08:00 AM.)

Total volume is the sum of the Northbound counts and the Southbound counts for the time period specified. The counts shown are the average of the volume for the time period specified on each of the 3-days, added together and divided by 3.



TRAFFIC COUNTS FOR SCHOETTLER ROAD

(Tuesday, March 19, 2013 at 15:00 PM through 15:00 PM, Friday, March 22, 2013.)

Count by Chesterfield Department of Planning and Development Services

Using just the counts for the 72 hours on the dates specified, Tuesday through Friday, and the main daytime hours from 07:00 AM to 19:00 PM, the following are the **average** daily traffic counts for the time specified. Counts taken 300 Ft. North of Chesterfield Trails Drive.

TIME	Northbound Schoettler Road			Southbound Schoettler Road			Total Northbound & Southbound Schoettler Road		
	Cars Per Hour	Car Per Minute	Seconds Between Cars	Cars Per Hour	Car Per Minute	Seconds Between Cars	Cars Per Hour	Car Per Minute	Seconds Between Cars
07:00AM	223	3.72	16.13	116	1.93	45.11	339	5.65	10.62
08:00	221	3.68	16.30	101	1.68	35.71	322	5.37	11.17
09:00	170	2.83	21.20	96	1.60	37.50	266	4.43	13.54
10:00	170	2.83	21.20	106	1.77	33.90	276	4.60	13.04
11:00	207	3.45	17.39	158	2.63	22.81	365	6.08	9.87
12:00PM	204	3.40	17.65	164	2.73	21.98	368	6.13	9.79
13:00	199	3.32	18.07	139	2.32	25.86	338	5.63	10.66
14:00	213	3.55	16.90	160	2.67	22.47	373	6.22	9.65
15:00	188	3.13	19.17	178	2.97	20.20	366	6.10	9.84
16:00	227	3.78	15.87	231	3.85	15.58	458	7.63	7.86
17:00	240	4.00	15.00	307	5.12	11.72	547	9.12	6.58
18:00	181	3.02	19.87	175	2.92	20.55	356	5.93	10.12
19:00	136	2.27	26.43	127	2.12	28.30	263	4.38	13.70
AM Peak	07:00			11:00			11:00		
Volume	223	3.72	16.13	158	2.63	22.81	365	6.08	9.87
PM Peak	17:00			17:00			17:00		
Volume	240	4.00	15.00	307	5.12	11.72	547	9.12	6.58
	Total	Average Cars per Hour	Average Cars per Minute	Total	Average Cars per Hour	Average Cars per Minute	Total	Average Cars per Hour	Average Cars per Minute
Total Cars for 13-Hours	2579	198	3,30	2058	158	2.64	4637	357	5.94

Counts were taken for the entire 72 hour time period but the counts for the time from 19:00 PM until 07:00 AM were not significant at those hours to require a recap.

Counts were taken in 15 minute intervals and the numbers were consolidated to give a total count for the complete hour indicated: (07:00 AM is the total volume from 07:00 AM to 08:00 AM.)

Total volume is the sum of the Northbound counts and the Southbound counts for the time period specified. The counts shown are the average of the volume for the time period specified on each of the 3-days, added together and divided by 3.



TRAFFIC COUNTS FOR **SCHOETTLER ROAD**

(Tuesday, March 19, 2013 at 15:00 PM through 15:00 PM, Friday, March 22, 2013.)

Count by Chesterfield Department of Planning and Development Services

Using just the counts for the 72 hours on the dates specified, Tuesday through Friday, and the main daytime hours from 07:00 AM to 19:00 PM, the following are the **average** daily traffic counts for the time specified. Counts taken 300 Ft. North of Highcroft Drive.

TIME	Northbound Schoettler Road			Southbound Schoettler Road			Total Northbound & Southbound Schoettler Road		
	Cars Per Hour	Car Per Minute	Seconds Between Cars	Cars Per Hour	Car Per Minute	Seconds Between Cars	Cars Per Hour	Car Per Minute	Seconds Between Cars
07:00AM	354	5.90	10.17	251	4.18	14.35	605	10.08	5.95
08:00	340	5.67	10.58	144	2.40	25.00	484	8.07	7.43
09:00	263	4.38	13.70	118	1.97	30.46	381	6.35	9.45
10:00	249	4.15	14.46	130	2.17	27.65	379	6.32	9.59
11:00	298	4.97	12.07	198	3.30	18.18	496	8.27	7.26
12:00PM	259	4.32	13.89	202	3.37	18.35	461	7.68	7.81
13:00	283	4.72	12.71	168	2.80	21.43	451	7.52	7.98
14:00	293	4.84	12.30	199	3.32	18.07	492	8.20	7.32
15:00	274	4.57	13.13	220	3.67	16.35	494	8.23	7.29
16:00	272	4.53	13.25	283	4.72	12.71	555	9.25	6.49
17:00	249	4.15	14.46	384	6.40	9.38	633	10.55	5.69
18:00	229	3.82	15.71	218	3.63	16.53	447	7.45	8.05
19:00	144	2.40	25.00	169	2.82	21.28	313	5.22	11.49
AM Peak	07:00			07:00			07:00		
Volume	354	5.90	10.17	251	4.18	14.35	605	10.08	5.95
PM Peak	14:00			17:00			17:00		
Volume	293	4.88	12.30	384	6.40	9.38	633	10.55	5.69
	Total	Average Cars per Hour	Average Cars per Minute	Total	Average Cars per Hour	Average Cars per Minute	Total	Average Cars per Hour	Average Cars per Minute
Total Cars for 13-Hours	3507	270	4.50	2684	206	3.44	6191	476	7.94

Counts were taken for the entire 72 hour time period but the counts for the time from 19:00 PM until 07:00 AM were not significant at those hours to require a recap.

Counts were taken in 15 minute intervals and the numbers were consolidated to give a total count for the complete hour indicated: (07:00 AM is the total volume from 07:00 AM to 08:00 AM.)

Total volume is the sum of the Northbound counts and the Southbound counts for the time period specified. The counts shown are the average of the volume for the time period specified on each of the 3-days, added together and divided by 3.



TRAFFIC COUNTS FOR **SCHOETTLER ROAD**

(Tuesday, March 19, 2013 at 15:00 PM through 15:00 PM, Friday, March 22, 2013.)

Count by Chesterfield Department of Planning and Development Services

Using just the counts for the 72 hours on the dates specified, Tuesday through Friday, and the main daytime hours from 07:00 AM to 19:00 PM, the following are the **average total** daily traffic counts for the time specified.

Counts taken 460 Ft. North of Clayton Road, 300 Ft. North of Chesterfield Trails Drive and 300 Ft. North of Highcroft Drive.

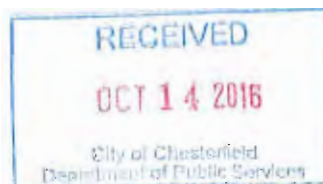
TIME	Total North of Clayton Road.			Total North of Chesterfield Trails Drive.			Total North of Highcroft Drive.		
	Cars Per Hour	Car Per Minute	Seconds Between Cars	Cars Per Hour	Car Per Minute	Seconds Between Cars	Cars Per Hour	Car Per Minute	Seconds Between Cars
07:00AM	560	9.33	6.43	339	5.65	10.62	605	10.08	5.95
08:00	407	6.78	8.85	322	5.37	11.17	484	8.07	7.43
09:00	415	6.92	8.67	266	4.43	13.54	381	6.35	9.45
10:00	415	6.92	8.67	276	4.60	13.04	379	6.32	9.59
11:00	540	9.00	6.67	365	6.08	9.87	496	8.27	7.26
12:00PM	544	9.07	6.62	368	6.13	9.79	461	7.68	7.81
13:00	507	8.45	7.10	338	5.63	10.66	451	7.52	7.98
14:00	525	8.75	6.86	373	6.22	9.65	492	8.20	7.32
15:00	585	9.75	6.15	366	6.10	9.84	494	8.23	7.29
16:00	625	10.42	5.76	458	7.63	7.86	555	9.25	6.49
17:00	719	11.98	5.01	547	9.12	6.58	633	10.55	5.69
18:00	524	8.73	6.87	356	5.93	10.12	447	7.45	8.05
19:00	409	6.82	8.80	263	4.38	13.70	313	5.22	11.49
AM Peak	07:00			11:00			07:00		
Volume	560	9.33	6.43	365	6.08	9.87	605	10.08	5.95
PM Peak	17:00			17:00			17:00		
Volume	719	11.98	5.01	547	9.12	6.58	633	10.55	5.69
	<u>Total</u>	<u>Average Cars per Hour</u>	<u>Average Cars per Minute</u>	<u>Total</u>	<u>Average Cars per Hour</u>	<u>Average Cars per Minute</u>	<u>Total</u>	<u>Average Cars per Hour</u>	<u>Average Cars per Minute</u>
Total Cars for 13-Hours	6775	521	8.69	4637	357	5.94	6191	476	7.94

Counts were taken for the entire 72 hour time period but the counts for the time from 19:00 PM until 07:00 AM were not significant at those hours to require a recap.

Counts were taken in 15 minute intervals and the numbers were consolidated to give a total count for the complete hour indicated: (07:00 AM is the total volume from 07:00 AM to 08:00 AM.)

Total volume is the sum of the Northbound counts and the Southbound counts for the time period specified.

The counts shown are the average of the volume for the time period specified on each of the 3-days, added together and divided by 3.



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 City of Chesterfield
 Department of Public Services

SAINT LOUIS COUNTY

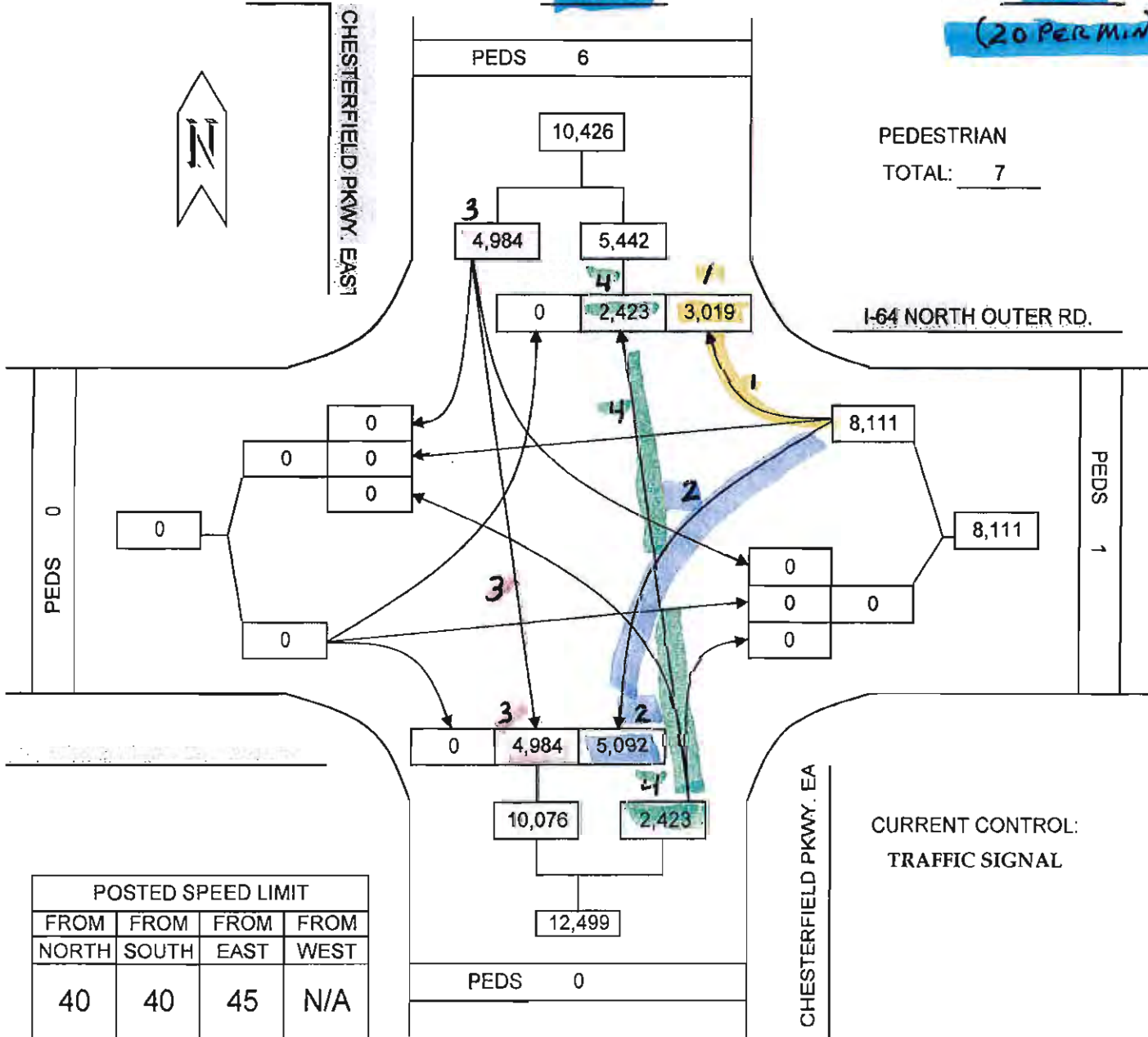
DEPARTMENT OF HIGHWAYS & TRAFFIC

INTERSECTION FLOW DIAGRAM

INTERSECTION: CHESTERFIELD PKWY. EAST & I-64 NORTH OUTER RD.
 DAYS & DATES: THURSDAY 7-7-16 & FRIDAY 7-8-16
 WEATHER: CLOUDY & RAIN
 TIMES: 12:30 PM to 7:00 PM & 6:00 AM to 12:30 PM

PERIOD: 13 HR TOTAL VOLUME: 15,518 AVERAGE VEHICLES / HOUR: 1,194

(20 PER MIN)



POSTED SPEED LIMIT			
FROM NORTH	FROM SOUTH	FROM EAST	FROM WEST
40	40	45	N/A

SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS & TRAFFIC INTERSECTION FLOW DIAGRAM

RECEIVED
OCT 14 2016
City of Chesterfield
Department of Public Services

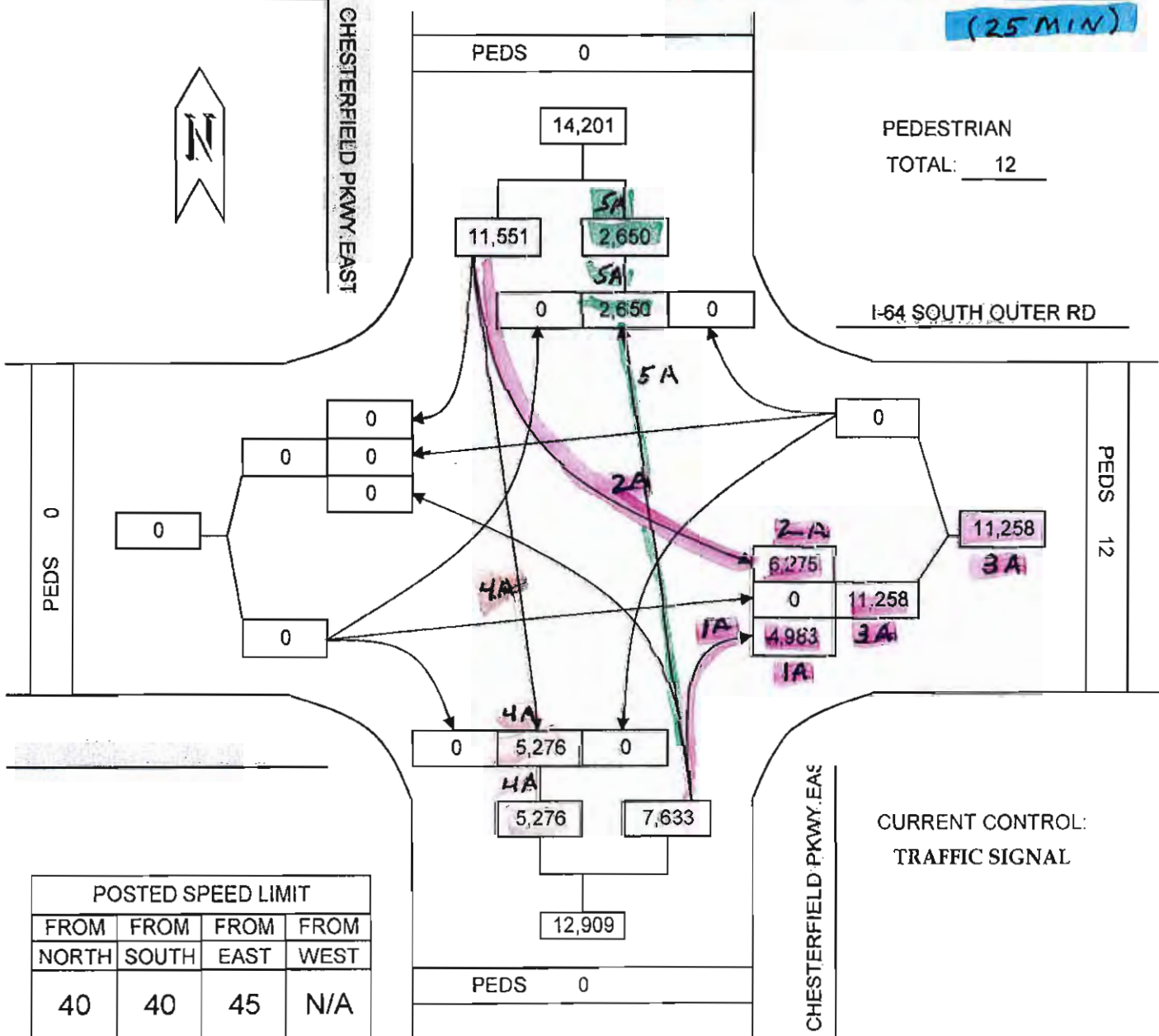
INTERSECTION: CHESTERFIELD PKWY. EAST & I-64 SOUTH OUTER RD.

DAYS & DATES: THURSDAY 7-7-16 & FRIDAY 7-8-16

WEATHER: CLEAR & RAIN

TIMES: 12:30 PM to 7:00 PM & 6:00 AM to 12:30 PM

PERIOD: 13 HR TOTAL VOLUME: 19,184 6A AVERAGE VEHICLES / HOUR: 1,476
(25 MIN)



POSTED SPEED LIMIT			
FROM NORTH	FROM SOUTH	FROM EAST	FROM WEST
40	40	45	N/A

TRAFFIC COUNTS FOR CHESTERFIELD PARKWAY EAST
 (Thursday, July 7, 2016 12:30 PM to 7:00 PM & Friday, July 8, 2016 6:00 AM to 12:30 PM)
 Count by St. Louis County Dept. of Highways & Traffic

Using the counts listed for the two half days, Thursday and Friday, and the main daytime hours of the day from 06:00 AM to 19:00 PM, these statistics are the **average** traffic counts for the time specified. Counts taken at the intersections of Chesterfield Parkway East and South Outer Forty Drive and Chesterfield Parkway East and North Outer Forty Drive.

TIME	Right turn from North Outer 40 Dr. /Hwy. 40/ I-64 West Exit			Left turn from North Outer 40 Dr. /Hwy.40/ I-64 West Exit			Straight thru from North Chesterfield Parkway.		
	Cars Per Hour	Cars Per Minute	Seconds Between Cars	Cars Per Hour	Cars Per Minute	Seconds Between Cars	Cars Per Hour	Cars Per Minute	Seconds Between Cars
	1 (Yellow)			2 (Purple)			3 (Orange)		
06:00AM	138	2.30	26.09	79	1.32	45.45	115	1.92	39.47
07:00	206	3.43	9.33	156	2.60	23.08	254	4.23	13.86
08:00	209	3.48	17.24	197	3.28	18.29	247	4.12	14.56
09:00	160	2.67	22.47	230	3.83	15.67	286	4.77	12.58
10:00	143	2.38	25.21	248	4.13	14.53	300	5.00	12.00
11:00	274	4.57	13.13	426	7.10	8.45	408	6.80	8.82
12:00PM	302	5.03	11.93	385	6.42	9.35	441	7.35	8.16
13:00	160	2.67	22.47	329	5.48	10.95	263	4.38	13.70
14:00	221	3.68	16.30	341	5.68	10.56	283	4.72	12.71
15:00	165	2.75	21.82	401	6.68	8.98	372	6.20	9.68
16:00	461	7.68	7.81	831	13.85	4.33	775	12.92	4.64
17:00	374	6.23	9.63	955	15.92	3.77	898	14.97	4.01
18:00	206	3.43	17.49	514	8.57	7.00	342	5.70	10.17
AM Peak	11:00			11:00			11:00		
Volume	274	4.57	13.13	426	7.10	8.45	408	6.80	8.82
PM Peak	16:00			17:00			17:00		
Volume	461	7.68	7.81	955	15.92	3.77	898	14.97	4.01
	Total	Average Cars per Hour	Average Cars per Minute	Total	Average Cars per Hour	Average Cars per Minute	Total	Average Cars per Hour	Average Cars per Minute
Total Cars for 13-Hours	3019	232	3.87	5092	392	6.53	4984	383	6.39

It was noted that counts were taken on days in which the weather was cloudy and rain.

Counts were manual by St. Louis County Dept. of Highways & Traffic employees.

Counts shown are for the complete hour shown: (6:00 AM is the total from 6:00 AM to 7:00 AM.)



TRAFFIC COUNTS FOR CHESTERFIELD PARKWAY EAST
 (Thursday, July 7, 2016 12:30 PM to 7:00 PM & Friday, July 8, 2016 6:00 AM to 12:30 PM)
 Count by St. Louis County Dept. of Highways & Traffic

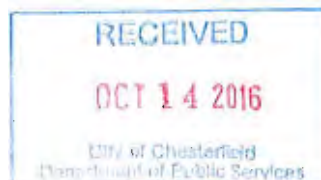
Using the counts listed for the two half days, Thursday and Friday, and the main daytime hours of the day from 06:00 AM to 19:00 PM, these statistics are the **average** traffic counts for the time specified. Counts taken at the intersections of Chesterfield Parkway East and South Outer Forty Drive and Chesterfield Parkway East and North Outer Forty Drive.

TIME	Straight thru from South Chesterfield Parkway.			Total Volume for North Outer 40 Dr. / Hwy. 40/ I-64 West Exit					
	Cars Per Hour	Cars Per Minute	Seconds Between Cars	Traffic Survey Location			Total Cars Per Hour	Average Cars Per Minute	Average Seconds Between Cars
	4 (Green)						5 (Blue)		
06:00AM	65	1.08	55.55				398	6.63	9.05
07:00	239	3.98	15.08				855	14.25	4.21
08:00	231	3.85	15.58				884	14.73	4.07
09:00	188	3.13	19.17				864	14.40	4.17
10:00	151	2.52	23.81				842	14.03	4.28
11:00	191	3.18	18.87				1301	21.68	2.77
12:00PM	190	3.17	18.93				1321	22.02	2.72
13:00	137	2.28	26.32				889	14.82	4.05
14:00	159	2.65	22.64				1004	16.73	3.59
15:00	152	2.53	23.72				1091	18.18	3.30
16:00	256	4.27	14.05				2323	38.72	1.55
17:00	296	4.93	12.17				2523	42.05	1.43
18:00	168	2.80	21.43				1230	20.50	2.93
AM Peak	07:00						11:00		
Volume	239	3.98	15.08				1301	21.68	2.77
PM Peak	17:00						17:00		
Volume	296	4.93	12.17				2523	42.05	1.43
	Total	Average Cars per Hour	Average Cars per Minute				Total	Average Cars per Hour	Average Cars per Minute
Total Cars for 13-Hours	2423	186	3.10				15525	1194	19.90

It was noted that counts were taken on days in which the weather was cloudy and rain.

Counts were manual by St. Louis County Dept. of Highways & Traffic employees.

Counts shown are for the complete hour shown: (6:00 AM is the total from 6:00 AM to 7:00 AM.)



TRAFFIC COUNTS FOR CHESTERFIELD PARKWAY EAST
(Thursday, July 7, 2016 12:30 PM to 7:00 PM & Friday, July 8, 2016 6:00 AM to 12:30 PM)
Count by St. Louis County Dept. of Highways & Traffic

Using the counts listed for the two half days, Thursday and Friday, and the main daytime hours of the day from 06:00 AM to 19:00 PM, these statistics are the **average** traffic counts for the time specified. Counts taken at the intersections of Chesterfield Parkway East and South Outer Forty Drive and Chesterfield Parkway East and North Outer Forty Drive.

TIME	Right turn from South Chesterfield Parkway onto South Outer 40 Dr./ Hwy. 40/ I-64 East Access Ramp/ Schoettler Road Access			Left turn from North Chesterfield Parkway onto South Outer 40 Dr./ Hwy. 40/ I-64 East Access Ramp/ Schoettler Road Access			Total Volume for South Outer 40 Dr./ Hwy. 40/ I-64 East Access Ramp/ Schoettler Road Access		
	Cars Per Hour	Cars Per Minute	Seconds Between Cars	Cars Per Hour	Cars Per Minute	Seconds Between Cars	Cars Per Hour	Cars Per Minute	Seconds Between Cars
	1A (Hot Pink)			2A (Hot Pink)			3A (Hot Pink)		
06:00AM	284	4.73	12.68	172	2.87	20.91	456	7.60	7.89
07:00	564	9.40	6.38	290	4.83	12.42	854	14.23	4.22
08:00	579	9.65	6.22	353	5.88	10.20	932	15.53	4.43
09:00	254	4.23	14.18	326	5.43	11.05	580	9.67	6.20
10:00	314	5.23	11.47	406	6.77	8.86	720	12.00	5.00
11:00	384	6.40	9.38	530	8.83	6.80	914	15.23	3.94
12:00PM	345	5.75	10.43	516	8.60	6.98	861	14.35	4.18
13:00	373	6.22	9.65	451	7.52	7.98	824	13.73	4.37
14:00	323	5.38	11.15	442	7.37	8.14	765	12.75	4.71
15:00	363	6.05	9.92	612	10.20	5.88	975	15.42	3.89
16:00	454	7.57	7.93	830	13.83	4.34	1284	21.40	2.80
17:00	454	7.57	7.93	847	14.12	4.25	1301	21.68	2.77
18:00	292	4.87	12.32	500	8.33	7.20	792	13.20	4.55
AM Peak	08:00			11:00			08:00		
Volume	579	9.65	6.22	530	8.53	6.80	932	15.53	4.43
PM Peak	16:00			17:00			17:00		
Volume	454	7.57	7.93	847	14.12	4.25	1301	21.68	2.27
	Total	Average Cars per Hour	Average Cars per Minute	Total	Average Cars per Hour	Average Cars per Minute	Total	Average Cars per Hour	Average Cars per Minute
Total Cars for 13-Hours	4983	383	6.39	6275	4838	8.04	11258	866	14.43

It was noted that counts were taken on days in which the weather was cloudy and rain.

Counts were manual by St. Louis County Dept. of Highways & Traffic employees.

Counts shown are for the complete hour shown: (6:00 AM is the total from 6:00 AM to 7:00 AM.)



TRAFFIC COUNTS FOR CHESTERFIELD PARKWAY EAST

(Thursday, July 7, 2016 12:30 PM to 7:00 PM & Friday, July 8, 2016 6:00 AM to 12:30 PM)

Count by St. Louis County Dept. of Highways & Traffic

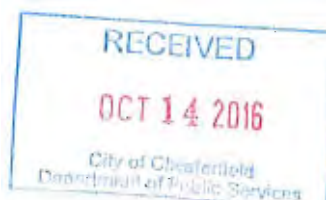
Using the counts listed for the two half days, Thursday and Friday, and the main daytime hours of the day from 06:00 AM to 19:00 PM, these statistics are the **average** traffic counts for the time specified. Counts taken at the intersections of Chesterfield Parkway East and South Outer Forty Drive and Chesterfield Parkway East and North Outer Forty Drive.

<u>TIME</u>	<u>Straight thru from North Chesterfield Parkway.</u>			<u>Straight thru from South Chesterfield Parkway.</u>			<u>Total Volume for South Outer 40 Dr./ Hwy. 40/ I-64 East Access Ramp/ Schoettler Road Access Traffic Survey Location.</u>		
	<u>Cars Per Hour</u>	<u>Cars Per Minute</u>	<u>Seconds Between Cars</u>	<u>Cars Per Hour</u>	<u>Cars Per Minute</u>	<u>Seconds Between Cars</u>	<u>Total Cars Per Hour</u>	<u>Average Cars Per Minute</u>	<u>Average Seconds Between Cars</u>
	<u>4A (Orange)</u>			<u>5A (Green)</u>			<u>6A (Blue)</u>		
06:00AM	92	1.53	39.22	70	1.17	51.28	618	10.30	5.83
07:00	162	2.70	22.22	232	3.87	15.50	1257	20.95	2.86
08:00	277	4.62	12.99	244	4.07	14.74	1454	24.23	2.48
09:00	218	3.63	16.53	180	3.00	20.00	978	16.30	3.68
10:00	277	4.72	12.71	186	3.10	19.35	1184	19.73	3.04
11:00	445	7.42	8.09	226	3.77	15.92	1585	26.42	2.27
12:00PM	460	8.00	7.50	202	5.03	11.93	1523	25.38	2.36
13:00	339	5.65	10.62	200	3.33	18.02	1363	22.72	2.64
14:00	278	4.63	12.96	188	3.13	19.17	1231	20.52	2.92
15:00	482	8.03	7.47	224	3.73	16.09	1681	28.02	2.14
16:00	703	11.72	5.12	218	3.63	16.53	2206	36.77	1.63
17:00	992	16.53	3.63	275	4.58	13.10	2568	42.80	1.40
18:00	551	9.18	6.54	205	3.42	17.54	1548	25.80	2.33
AM Peak	11:00			08:00			11:00		
Volume	445	7.42	8.09	244	4.07	14.74	1585	26.42	2.27
PM Peak	17:00			17:00			17:00		
Volume	992	16.53	3.63	275	4.58	13.10	2568	42.80	1.40
	<u>Total</u>	<u>Average Cars per Hour</u>	<u>Average Cars per Minute</u>	<u>Total</u>	<u>Average Cars per Hour</u>	<u>Average Cars per Minute</u>	<u>Total</u>	<u>Average Cars per Hour</u>	<u>Average Cars per Minute</u>
Total Cars for 13-Hours	5276	406	6.76	2650	204	3.40	19196	1477	24.61

It was noted that counts were taken on days in which the weather was cloudy and rain.

Counts were manual by St. Louis County Dept. of Highways & Traffic employees.

Counts shown are for the complete hour shown: (6:00 AM is the total from 6:00 AM to 7:00 AM.)



TRAFFIC COUNTS FOR SCHOETTLER ROAD

(Monday, July 24, 2003 at 12:00 AM through 12:00 AM, Sunday, July 30, 2003.)

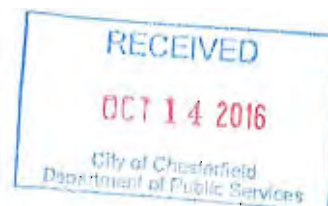
Final Count available by St. Louis County Dept. of Highways & Traffic
prior to Chesterfield taking over maintenance of Schoettler Road from St. Louis County.

Using just the counts for the work week days, Monday through Friday, and the main daytime hours of the day from 07:00 AM to 19:00 PM, the following are the **average** daily traffic counts for the time specified:

TIME	South of South Outer 40 Drive			South of Highcroft Drive			North of Clayton Road		
	Cars Per Hour	Car Per Minute	Seconds Between Cars	Cars Per Hour	Car Per Minute	Seconds Between Cars	Cars Per Hour	Car Per Minute	Seconds Between Cars
07:00AM	676	11.27	5.32	675	11.25	5.33	606	10.10	5.94
08:00	606	10.10	5.94	590	9.83	6.10	559	9.32	6.44
09:00	486	8.16	7.41	468	7.80	7.69	502	8.37	7.17
10:00	465	7.75	7.74	478	7.97	7.53	491	8.18	7.33
11:00	566	9.43	6.36	586	9.77	6.14	603	10.05	5.97
12:00PM	590	9.83	6.10	600	10.00	6.00	648	10.80	5.56
13:00	559	9.32	9.49	581	9.68	6.20	607	10.12	5.93
14:00	577	9.62	6.24	589	9.82	6.11	601	10.02	5.99
15:00	614	10.23	5.87	638	10.63	5.64	628	10.47	5.73
16:00	590	9.83	6.10	609	10.15	5.91	646	10.77	5.57
17:00	698	11.63	5.16	722	12.03	4.99	764	12.74	4.71
18:00	602	10.03	5.98	613	10.22	5.87	657	10.95	5.48
19:00	445	7.42	8.09	448	7.47	8.03	476	7.93	7.57
AM Peak	07:00			07:00			07:00		
Volume	676	11.27	5.32	675	11.25	5.33	606	10.10	5.94
PM Peak	17:00			17:00			17:00		
Volume	698	11.63	5.16	722	12.03	4.99	764	12.73	4.71
Total		Average Cars per Hour	Average Cars per Minute	Total	Average Cars per Hour	Average Cars per Minute	Total	Average Cars per Hour	Average Cars per Minute
Total Daytime/ Work Week Cars for 13-Hours	7474 (83% of total.)	575	9.58	7597 (84% of total.)	584	9.74	7788 (84% of total.)	599	9.98
Total Cars for 24-Hours	8996	375	6.25	9072	378	6.30	9262	386	6.43

Counts were taken for the entire 24 hour time period and for the full week, July 24, 2003 to July 30, 2003, but the counts for the time from 19:00 PM until 07:00 AM each day and the weekends were not considered significant at those hours to require a recap.

St. Louis County Dept. of Highways & Traffic employee, Kevin Sharp, indicated that these counts are totals for both ways on Schoettler Road and in general, from experience, with the exception of some roads, counts would be split evenly between North and South bound traffic.



Jessica Henry

From: Claire E. Hack <ceh1492@hotmail.com>
Sent: Monday, October 17, 2016 11:02 AM
To: Jessica Henry; Barry Flachsbart; Barbara McGuinness; Randy Logan; Dan Hurt; Bruce DeGroot; Bridget Nations; Guy Tilman; sycamoretrustees@gmail.com; Thomas McCarthy; darcapstick@hotmail.com
Subject: Schoettler Road/South Outer 40 development question

Follow Up Flag: Follow up
Flag Status: Flagged

As you are aware, there is a parcel at Schoettler Road and South Outer 40 under consideration for rezoning for apartments. Chesterfield has an opportunity to designate the parcel for a better use: as an electric car refueling station and bike stop and park. Very little money would be needed for improvements, and funding through grants and other sources should be available. The existing church could be repurposed as a park building with air pumps for bikes, water fountain, bathrooms, vending machines perhaps.... The parking lot is big enough for multiple cars to refuel and still leave room for parking for visitors to the park. The parcel could be left wild or trails could be added, either immediately or over time as more funding was available. Online facebook comments strongly support use for the parcel as a park. The apartment developer even argues for a PUD related to the parcel (though it doesn't meet the standards for location as far as I understand). It seems an ideal fit.

I understand that there are companies currently looking for electric car refueling stops on the highway, and I know there is a need for bicycle services in our area. And funding for a park could be supplemented with grants, money from biking groups such as Trail Net, environmental groups, as well as the electric car refueling interests. Not to mention local residents! The developer could get a tax break for donating all or part of the land, or could choose to help with the project.

Chesterfield has rightly prided herself on her green space and environmental foresight. This green park plan fits perfectly with Chesterfield's goals. It also makes excellent use of a challenging parcel.

I hope you will consider "Schoettler Green Park" (under that or any other name).

Sincerely, on behalf of many Preserve Schoettler members,

Claire Hack

1439 Shagbark Ct

Chesterfield, MO 63017

Jessica Henry

From: mark.j.stegmann@wellsfargoadvisors.com
Sent: Tuesday, October 25, 2016 3:19 PM
To: Jessica Henry
Subject: Apartments on Schoetler

Jessica

I do not want apartments on or near Schoettler.

I would encourage you to drive by the outer road just up the street from the proposed apartment where the outer road is closed down to one lane due to a construction project.

Now imagine that going on for as long as they apartments projects are projected to run. Then imagine all of the extra traffic and congestion this will permanetely create and NEVER go away once the apartments are created. Then the kicker will be the owner of the apartments will ask for traffic relief by asking for a road onto Schoettler so the outer road is not soooo backed up and dangerous.

NO THANK YOU to all of the above.

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: Dan Miller <pamdanmiller@yahoo.com>
Sent: Tuesday, October 25, 2016 4:32 PM
To: Jessica Henry
Subject: proposed Schoettler development

Ms. Henry,

I had written you a while back expressing my opposition to the proposed apartment development off of Schoettler Rd. I am writing you again so that you are aware that my opposition to the development has not diminished. My family lives the in the Chesterfield Hill subdivision and we will continue to rally neighbors to oppose this development. I hope the counsel understands our opposition and considers our concerns during your deliberation. I understand that it will be a difficult decision for you and am confident that you will weigh the pros and cons for this proposal. Development can certainly be good for a community, but too much development in a small radius is not beneficial to the surrounding residents. This development, along with the pending completion of the Bunge North America office off of Timberlake Manor Parkway will add too much congestion and over development.

Thanks for listening.

Dan Miller

Jessica Henry

From: shawn epstein <epsteinshawn56@gmail.com>
Sent: Tuesday, October 25, 2016 4:22 PM
To: Jessica Henry
Subject: Preserve Chesterfield

My name is Shawn Epstein and I live at 1336 Conway Oaks Drive and I am opposed to the proposed apartment developmental at Schoettler and Outer 40. The intersection is crowded enough as it is. More importantly, Schoettler is a beautiful street of single family subdivisions and an apartment conglomerate would mar its quiet beauty. I have seen my home depreciate over the years and feel this mess would further hurt my property values. I am also concerned about the reputation of the builder. Shoddy or unfinished work would be a blight that Chesterfield does not need. I beg of you to seek other options for this property.

Sincerely,

Shawn Epstein

Jessica Henry

From: PrinzHome <prinzhome@aol.com>
Sent: Tuesday, October 25, 2016 9:57 PM
To: Jessica Henry
Subject: Opposition to Schoettler Rd development

Increased traffic on Schoettler and South Outer 40 will be significant. Many of the new residents would travel Schoettler to return to the development.

The way Schoettler was left at Clayton Rd. (with a jog to the left just past the new development) will certainly cause some drivers to go into the right shoulder ditch before winter is over. Will the Schoettler & South Outer 40 changes be any better?

The quality of the management firm appears to be inferior. Doesn't Chesterfield deserve better? Once zoning is changed if the present development team is replaced we will not have any control of the change in our neighborhood.

Impact on Highcroft school? I have not seen an impact data on that topic.

I am opposed to any zoning change that ignores the original Chesterfield zoning plan.

Sent from my iPhone

Jessica Henry

From: Tami <tamijgreen@msn.com>
Sent: Thursday, October 27, 2016 7:34 AM
To: Jessica Henry
Subject: Opposition to

We joined PRESERVE SCHOETTLER because we oppose the proposed rezoning and development project at Schoettler and South Outer 40 roads.

Of our many concerns, the most concerning is the additional traffic it will create at the Chesterfield Parkway exit from west bound highway 64, combined with the additional traffic from the new housing development as the corner of Schoettler and Clayton roads.

In addition, our opposition is also based on these facts:

The loss of neighborhood and community character

Increased traffic congestion adding to an already dangerous situation

PUD requires properties to be contiguous

Once the property is rezoned, a developer can change the original concept or plan

Density of the area is not appropriate

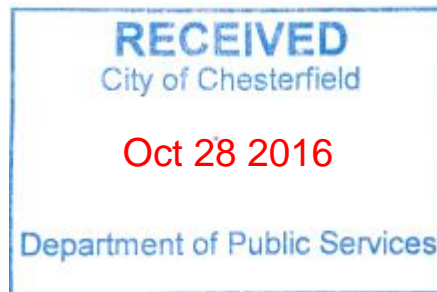
Mills Properties recently had an F rating with BBB

The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan

Please keep the Single-Family zoning. Only Single-Family construction fits this neighborhood and community.

Respectfully,

Tami and Charles Green
14944 Greenleaf Valley Dr
Chesterfield MO 63017
636-778-0108
tamijgreen@msn.com



10/28/2016

Dear Jessica Henry,

I am writing to express my opposition to the proposed rezoning and development project at Schoettler and South Outer 40 roads. I am a member of the Preserve Schoettler group and I reside in the Baxter Lakes subdivision at 15635 Cedarmill Drive. I will address my primary concerns, traffic and schools, below followed by other concerns.

I drive daily on Cedarmill Drive, Highcroft Drive, and Schoettler Drive. Cedarmill and Highcroft are residential streets but are used by many non-residents as "cut-throughs" or "shortcuts" to Baxter Road. These roads are already very busy and often dangerous because of speeding cars. There is a weekly presence of Chesterfield police on these streets trying to curb speeding but it seems to do little. Adding a high density apartment complex and the accompanying vehicles adjacent to these roads will only exacerbate an already existing problem. Children walk across these roads to and from Highcroft Ridge School daily and countless others walk to and from bus stops throughout the day. I fear the addition of apartments so close to Highcroft School and these roads will make an already unsafe situation dangerous. At worst, a traffic study should be done before further consideration.

We moved to Chesterfield two years ago and one of the reasons we did so was because of the schools. We have a one year old daughter and have already visited Highcroft Ridge School because that is where she will be attending. We were delighted with the small school and class sizes that had an intimate family and neighborhood feel. With the addition of apartments, Highcroft Ridge School will immediately become overcrowded and likely under resourced. This is a losing situation for both the current resident's children and the children of the new apartment complex and will destroy the character of this wonderful little school.

The Chesterfield Comprehensive Plan states that the goal of the planning commission is to preserve existing neighborhoods. It states that 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. It states that multiple-family residences are typically, physically, and visually, isolated from single-family residences. The rezoning for apartments on Schoettler is contrary to all of these statements.

On a personal note, I have lived in many apartments during and since graduating from college and, fair or not, apartments typically house people of lower socio-economic status (which I was). I have worked hard to be where I am today and am very proud to own my first home in Chesterfield, Missouri. I want the neighborhood to remain the way it is for my family and, most importantly, for my child. It would be a tragedy to watch an entire neighborhood deteriorate just because a developer wants a quick payday.

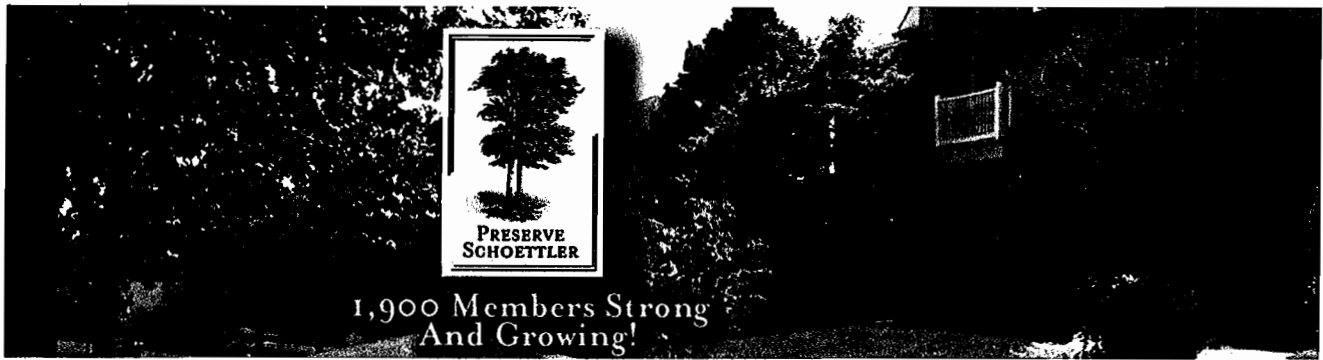
In closing, please ask yourself this question and answer honestly: If this were happening in your neighborhood, would you allow it?

Respectfully,

Matthew Paulsell

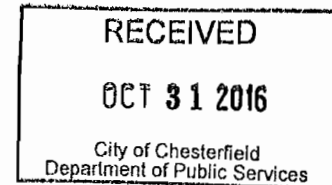
15635 Cedarmill Dr.

Chesterfield, Mo. 63017



October 31, 2016

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



Dear Jessica, Mayor Nation, Planning Commission and City Council,

This is the 13th set of names of **motivated voters** who have electronically signed a petition **opposing** the rezoning change and building of apartments at Schoettler Road and South Outer 40/64. There are now **1,900 residents** who are asking the Planning Commission to recommend that the City Council deny the rezoning of 20.3 acres and the building of an apartment complex by KU Development.

At the September 12th hearing, over 500 residents came to the hearing and there was standing room only. The group could be larger for the next meeting since the opposition to these apartments **continues to grow**. The more people learn about the proposed development, the more opposition it has.

We thank the Planning Commission for addressing some of our concerns in the Issues Letter to the developers. While the letter addressed some of our concerns about traffic, density and the transition to existing neighborhoods and homes, it also addressed the amount of green space that will be required; the extreme topography of the site; storm water runoff; and a landscape buffer between the apartments and existing homes in the area. We appreciate your incredible work.

As a reminder, we are not anti-apartments or anti-development. We simply reject the idea that this corner, which is bordered on 3 sides by **single family homes**, is a good location for an apartment complex.

This corner is the right place for single family homes, townhomes, condos or villas that fit within the neighborhoods. Mr. Stock will tell you that people will not buy homes or townhomes near the highway. However, people pay over \$400,000 for condos in Oaktree Estates directly across from this site. If Mr. Stock thinks people will rent apartments for \$1500 to \$2200 a month at this site, they will buy homes or villas at this site.

The only property KU Development has purchased at this point is Haybarn Lane. All other property is contingent on your decision. Surely, the Planning Commission **will not ignore the voices of 1,900 residents** and side with this developer because of money that has not even been spent.

We continue to assert that this proposal is not consistent with Chesterfield's Comprehensive Plan that states: 1) 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** 2) multiple-family residences are typically, **physically**, and **visually isolated from single-family residences**. 3) it is the **goal** of the Planning Commission to **preserve existing neighborhoods**.

As our elected officials and chosen representatives, we ask that you listen to the **concerned residents** and preserve **our existing neighborhoods**. We ask that you direct the developer to a better location for this apartment complex; a location that is already zoned multi-family.

Over **100 people** who have written letters are committed to standing together with the **1,900 residents** who have signed petitions to oppose this development. They ask you to listen to **their** voices and not the voice of the developer. They are the ones who live in the area and they are the ones whose lives will be impacted by your decision. The developers do not live in our neighborhood.

These **1,900 residents** take pride in being **Chesterfield homeowners** and that is why they want to be recorded as opposing an apartment complex being built in a single-family neighborhood.

We ask the Planning Commission to adhere to the Comprehensive Plan as stated in item #3 above that your **goal is to preserve existing neighborhoods**. Please recommend that the City Council deny the request to rezone and build apartments at the corner of Schoettler and South Outer 40/64 Roads.

We ask each **elected** City Council member to **represent** the residents in their Wards. We love Chesterfield and chose to live in our Chesterfield neighborhoods. Please do not destroy our neighborhoods that we have worked hard to establish.

Sincerely,

PreserveSchoettler.com



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing from Single Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Robyn	Hayes	14741 Westerly Pl	Westerly Place	636-527-4442
Nancy	Johnson	2207 Westerly Ct	Westerly Place	636-207-7573
Jeffrey	Johnson	2207 Westerly Ct	Westerly Place	636-207-7573
William	Kowalski	14729 Westerly Pl	Westerly Place	618-531-5132
Timothy	Wolf	14710 Westerly Pl	Westerly Place	314-374-8421
Steven	Cooke	14812 Annasarra Ct	Brook Hill Estates	314-324-8326
Catherine	Protzel	778 Amolac Dr	Wood Lake	314-707-8182
Philip	Pattison	3 Orkney Ct	New Camelot	636-545-5456
Sally	Pattison	3 Orkney Ct	New Camelot	636 545 5854
Gholam	Masoumy	2040 Brook Hill Ridge Dr	Brook Hill Estates	314-323-6740
Etty	Masoumy	2040 Brook Hill Ridge Dr	Brook Hill Estates	314-406-3331
Emily	Pecherski	1724 Heffington Dr	West Ridge Estates	636-532-8108
Henry	Pecherski	1724 Heffington Dr	West Ridge Estates	636-532-6141
Kirk	Schall	1820 Still Hollow Ct	Old Clarkson Forest	314-275-5861
Scott	Watson	1813 Shadywood Ct	Westfield Farm	314-825-2586
Shirley	Pelker	15593 Bedford Forge Dr 22	Brandywine Condominiums	314-401-5463
Robert	Protzel	778 Amolac Dr	Wood Lake	314-753-1109
Kathy	Wilson	1512 Bedford Forge Ct 10	Brandywine Condominiums	314-768-0360
John	Russo	14805 Woodroyal Ct	Royalwood	636-532-1824
David	Koschoff	1806 Britannia Ct	Scarborough	314-412-2290
Debbie	Schulte	15700 Cedarmill Dr	Villages at Baxter Ridge	636-532-8284
Brian	Beckner	15268 Kingsman Cir	Meadowbrook Farm	636-532-3216
Joy	Beckner	15268 Kingsman Cir	Meadowbrook Farm	636-532-3216
Karine	Kent	2014 Lynn Bay Ct	Baxter Lakes	323-638-4699
Lonna	Ellsworth	14751 Greenleaf Valley Dr	Greenleaf Estates	636-675-1670



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First Name	Last Name	Address	Subdivision	Phone
Jocelyn	Davis	1683 Heffington Dr	West Ridge Estates	314-484-0234
Taylor	Kent	2014 Lynn Bay Ct	Baxter Lakes	323-638-4699
Reza	Jalal	14790 Brook Hill Dr	Brook Hill Estates	573-421-7999
Roberta	Strohl	1512 Bedford Forge Ct 11	Brandywine Condominiums	636-778-0498
Bernard	Randolph	14754 Brook Hill Dr	Brook Hill Estates	636-207-1002
David	Petree	1319 Cherry Glen Ct	Westchester Place	636-778-2046
Carol	Bruce	14229 Finger Lake Dr	Lake on White Road	314-238-4238
William	Bruce	14229 Finger Lake Dr	Lake on White Road	314-504-1391
Ann	Feldman	15579 Summer Lake Dr	Baxter Village	636-532-3553
Mijan	Rahman	1520 Royal Crest Ct	Royalwood	636-579-6611
Liviu	Feldman	15579 Summer Lake Dr	Baxter Village	636-532-3553
Mimi	Baden	14806 Woodroyal Ct	Royalwood	636-532-2754
Stephen	Baden	14806 Woodroyal Ct	Royalwood	636-532-2754
Dale	Rossan	15521 Chequer Dr	Highcroft Estates	314-494-8627
Susan	Finn	1574 Candish Ln	Chesterfield Hill	636-530-0066
James	Williams	1511 Woodroyal West Dr	Royalwood	636-532-8348
Yona	Weinberg	769 Stone Meadow Dr	Stonehill Village	636-778-0165
Jeanne A	Clauson	15138 Chamisal Dr	Claymont Woods	636-795-7416
Patsy	Williams	1511 Woodroyal West Dr	Royalwood	636-532-8348
Brian	Hipp	15339 Country Ridge Dr	Meadowbrook Farm	314-882-6417
Meghan	Hipp	15339 Country Ridge Dr	Meadowbrook Farm	314-406-5221
Julie	Gill	2017 Brook Hill Ln	Brook Hill Estates	314-435-6468
Genevieve	Wiehl	2017 Brook Hill Ln	Brook Hill Estates	314-435-6464
Veronica	Weston	1827 Hollow Tree Ct	Westfield Farm	314-691-0787
William	Weston	1827 Hollow Tree Ct	Westfield Farm	314-799-0787



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We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Annelise	Wiehl	2017 Brook Hill Ln	Brook Hill Estates	314-808-6441
Song	He	15444 Hitchcock Rd	Shenandoah	636-537-8497
Qing	Wang	15337 Broeker Place Dr	Wellesley Place	636-537-8497
Hali	Dunn	700 Ridgeside Dr	Treetop Condominiums	314-740-6850
Nick	Litzsinger	14653 Chesterfield Trails Dr	Chesterfield Trails	636-728-0615
Ximena	Gumpel	14705 White Lane Ct	Brook Hill Estates	713-298-9050
Damian	Gumpel	14705 White Lane Ct	Brook Hill Estates	713-269-5269
Nancy	Hallahan	14421 W Conway Meadows Ct	Conway Meadows	314-591-2876
Gus	Anstrom	1941 Lanchester Ct	Scarborough West	636-386-5169
Nancy	Anstrom	1941 Lanchester Ct	Scarborough West	636-386-5169
Lidia	Hoef	1936 Lanchester Ct	Scarborough West	636-256-8773
Scott	Anderson	1933 Lanchester Ct	Scarborough West	636-394-9497
Richard	Miller	1948 Dovershire Ct	Scarborough West	636-227-7451
Anita	Schwartz	15523 Country Mill Ct	Baxter Village	314-781-8483
Delores	Miller	1948 Dovershire Ct	Scarborough West	636-227-7451
Hidayet	Akkaya	1437 Sycamore Manor Dr	Sycamore Manor	601-942-9094
Burcin	Akkaya	1437 Sycamore Manor Dr	Sycamore Manor	601-672-4887
Kristina	Murphy	14603 Chermoore Dr	Schoettler Place	314-922-2105
Radha	Hubbard	14853 Straub Hill Ln	Brook Hill Estates	636-220-4247
Fahd	Alikhan	15927 Forest Valley Dr	Forest Ridge Trails	636-751-5980
Sydney	Emmitt	6 Georgetown Rd	Georgetown Estates	636-394-4718
Paul	Emmitt	6 Georgetown Rd	Georgetown Estates	636-394-4718
Lawrence	Hoffman	14707 Chesterfield Trails Dr	Chesterfield Trails	636-532-3322
Phyllis	Hoffman	14707 Chesterfield Trails Dr	Chesterfield Trails	636-532-3322
Leigh Anne	Parent	1927 York Ridge Ct	Villages at Baxter Ridge	314-935-7364



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First Name	Last Name	Address	Subdivision	Phone
Jacquelyn	Feldman	15619 Summer Lake Dr	Baxter Village	636-532-0709
Anna	Vasilenok	14562 Gatemont Dr	Scarborough	636-207-1766
William	Weinberg	14841 Grantley Dr	Westchester Place	636-536-0630
Sharon	Weinberg	14841 Grantley Dr	Westchester Place	636-536-0630
Joel	Weinberg	14841 Grantley Dr	Westchester Place	636-536-0630
Rebecca	Rosen	423 Iron Lantern Dr	Oak Tree Farm	314-479-2160
Mary	Raymond	15527 Chequer Dr	Highcroft Estates	636-530-7999
Steve	Newman	14830 Long Branch Ct	Baxter Lakes	636-346-3815
Deborah	Newman	14830 Long Branch Ct	Baxter Lakes	314-922-1101
Angela	Gruszka	1807 Mannington Ct	Scarborough	314-249-5883
Jered	Gruszka	1807 Mannington Ct	Scarborough	314-374-0506
Howard	Sandberg	14553 Crossway Ct	Scarborough	636-227-4163
Judy	Presberg	6 Summer Blossom Ct	Seasons at Schoettler	636-256-2425
Marc	Schoenfeld	1344 Saltbox Dr	Shenandoah	636-532-5490
George	Bude	204 Grand Banks Ct	Baywood Villages Condomin	314-579-9151
Linda	Orso	315 Morristown Ct	Baywood Villages Condomin	314-392-9556
Susan	Kutner	200 Ambridge Ct 206	Baywood Villages Condomin	314-579-1926
Faith	Chasen	200 Ambridge Ct 306	Baywood Villages Condomin	314-205-9633
Meredith	Cook	14039 Baywood Villages Dr	Baywood Villages Condomin	314-392-9964
Betty	Bononi	309 Valley Forge Ct	Baywood Villages Condomin	000-000-0000
Gary	Shannon	2045 Country Field Dr	Meadowbrook Farm	314-623-3633
Joe	Ackerman	2078 Meadowbrook Way Dr	Meadowbrook Farm	314-651-1191
Luke	Stahlberg	15615 Country Ridge Dr	Meadowbrook Farm	636-537-4811
Craig	Hamer	207 Ambridge Ct 304	Baywood Villages Condomin	314-392-9613
Cassandra	Morton	1251 Still House Creek Rd	Shenandoah	314-743-9245

Jessica Henry

From: mike hammel <mhammel110@gmail.com>
Sent: Thursday, November 17, 2016 2:53 PM
To: Jessica Henry
Subject: Proposed Apartment development.

Good Afternoon,

I am writing to voice my opinion that the proposed complex should not be given approval. My view may be a bit unique, as the Grandfather of a handicapped grandson attending Highcroft Elementary, I am concerned about the impact this density of apartments will have on enrollment.

Has there been a plan developed that takes into account, given the density of the apartments, the impact on Highcroft's enrollment? If so, please provide information as to its access location.

To me, from purely a general point of view, this project is fueled by GREED, pure and simple. The concept that this location is near the economic center of Chesterfield, seemed a distant stretch at the initial meeting and continues to seem far fetched, thus disqualifying the project.

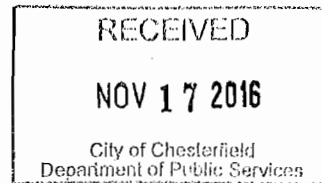
Thank you and I pray our elected officials will not give in to this GREED laden proposition!

Kind regards,

Mike Hammel
1819 Shadywood Court
Westfield Farm
Chesterfield, MO 63017

November 16, 2016

TO: City of Chesterfield, Missouri
SUBJECT: Preserve Schoettler



ATTENTION:

Mayor Bob Nation
Jessica Henry (Project Planner, City of Chesterfield, MO)
Aimee Nassif, AICP (Planning & Development Services Director)
All Committee Members

Ladies & Gentlemen,

The enclosed photos are of a very special turtle that was rescued May, 2010 by my son, Trevor. He was on his way home from high school and came upon a turtle being hit by a woman driving her daughter to soccer practice. He quickly pulled over and attended to the injured turtle. This was no ordinary turtle...it was a HUGE turtle the size of a toilet seat cover!

The turtle's shell was deeply cracked and heavily bleeding . My son proceeded to deliver the hurt turtle to The Wildlife Refuge Center near Castlewood State Park in Ballwin, MO. The center was so excited to receive the turtle. We were told this was the LARGEST turtle they have ever received in the history of the Wildlife Refuge Center's existence! It was speculated that this turtle may be a rare Alligator Snapping Turtle—which is an endangered species.

I've enclosed the file on the turtle's care while rehabilitating at the center for four months. We visited the turtle a few times and funded the turtles recovery...it survived! My son was given the joy of receiving a phone call from the center to come pick up "Trevora" (we named her) and we were given instructions to release her back into her original habitat. The habitat is located in the area of Schoettler Road and Highcroft Road. The turtle was hit while attempting to cross the street from the east to the west...the vet said it most likely was laying her eggs and traveling from the area east of Schoettler Road and heading back to the pond after her search for food.

The pictures enclosed were taken the day my son picked "Trevora" up from the Wildlife Refuge Center and her release to the pond at the intersection of Schoettler and Highcroft Roads. Trevor was instructed to release the turtle near the area she was found...reason is that turtles will wander searching for their family. We were told that she could not just be released out near the Wildlife Refuge Center or anywhere else, because she would search endlessly for her family and eventually die.

I'm sharing this special story, the pictures and the vet records from the Wildlife Refuge Center to all of you on the Planning Committee in hopes you will see the environmental value of this area now being proposed for the development of an apartment complex. This development, should it be approved, will completely disrupt the natural habitat for the wildlife in that area..."Trevora" is just one of the many who have lived and thrived in that area for many years.

Fast forward to the present...my son is now a college graduate of The University of Colorado. He was very saddened to hear about this proposed development. He wrote his college admittance essay about his experience rescuing and releasing "Trevora" and used it as an analogy to life. He included in his essay, *"At times, we may think we cannot make a difference*

in this world. By demonstrating a small act of kindness toward something that may seem so insignificant on the surface, we are actually doing our part to protect our fragile, living world and valuing all lives...including animals, large and small, whom we are blessed to share our time together on this earth. This turtle has given me the gift of opening my eyes and heart to others in need, and to never feel I may be insignificant in my attempts to help."

There are many land options throughout Chesterfield which would be more conducive for apartment complexes, but this specific area off of Schoettler Road is not a good, moral choice. If it must be developed at all, single family homes would be a more appropriate match...the existing eco system would likely be less disrupted with this type of housing versus apartments.

The present eco system and the animals currently living within it are worth preserving. It is your responsibility as city planners/officers to uphold the integrity of our natural environment. Please consider your real intentions for this project, and please do the right thing for our city, its residents and its wildlife.

Warmly,
Jerome, Susan & Trevor Ullman
14766 Brook Hill Drive
Chesterfield, MO 63017

VET RECORD

RECEIVED
NOV 17 2016
City of Chesterfield
Department of Public Services

Animal William Snapping Turtle

Date Admitted to
Wildlife Rescue Center 5/13/10

Medications received _____

Vet's
Name Dr. Pusateri

Date
at vet 5/14/10

Reason
at vet Cracked Carapace

Diagnosis Repair shell via wire +
fiberglass patch Baytril

Instructions cont Baytril for 2 weeks (last dose 5-21)
Keep dry except to feed

Follow-Up return

Releasable? _____

Comments: _____

ANIMAL RECORD

Date: 5 / 13 / 10

Species of animal being admitted: Turtle, Snapping Number of animals: 1

Person admitting animal:

Name: Mr. Trevor Ullman Phone #: 636 527 9382
Address: 14766 Brook Hill Drive City: Chesterfield State: Missouri
County: United States Zip: 63017 Email: Jstullman@charter.net

Location animal was found (if different from above):

Address: _____ City: Chesterfield State: MO
County: United States Zip: _____

Location Details (All turtles and any adult animals being admitted require exact location information) Schoettler and Highcraft Rd. intersection

Turtle was hit on Schoettler road.

If this animal was found on your property, will you allow it to be re-released back onto your property if/when it is rehabilitated? YES ___ NO ___

Would you consider releasing other rehabilitated animals onto your property? Yes ___ No ___

When was the animal found? Date: 5 / 13 / 10 Time: Morning Afternoon (Evening)

Reason the animal was brought in: Hit by a car

Did you attempt to feed the animal(s)? YES ___ NO ✓

If yes, what type of food was given? _____

Did you provide any other care for the animal(s)? YES ___ NO ✓

If yes, please explain _____

Did anyone, including person admitting the animal(s), receive any bites or scratches from this animal? YES ___ NO ✓

If yes, please explain But did snap at lady

THANK YOU for your tax deductible donation of \$ _____ (cash check charge) to help support the care of our orphaned and injured animals.

Public Waiver For Rabies Vector Species Only (Bats, Skunks, Raccoons, Fox, Coyote):

It is possible, but rare, that humans may contract rabies if infectious material from a rabid animal, such as saliva, gets directly into their eyes, nose, mouth, or a wound. By signing below, you are verifying that, to the best of your knowledge, no one has been bitten or scratched by the rabies vector animal(s) you are admitting.

SIGNATURE _____

DATE / /

Office Use Only	
Species <u>Snapping Turtle</u>	Situation Code <u>HRC</u> Arrival Time <u>8P</u> Initials <u>JR</u>
Disposition: Date: <u>8/14/10</u> Initials: <u>KR</u>	EOA EUTH DOA DIC TRFO <u>(REL)</u>
Name date and location if transferred for foster care: _____	
Name & Location if released: <u>Pond @ where found</u>	
If EUTH, for the following reason: _____	
Rescued by: <u>(PRC)</u> STF VOL HSMO ANC DOC OTH _____	

Animal Care Staff Only - Initial Examination

Exam performed by JR Date: 5/13/10 Time: 8:15P
Species: Snapping Turtle Name: William Weight: 8.4#

Age: Neonate Infant Juvenile Young adult Adult Gender (#M: #F: #U): 0-1-0

Temperature: Normal Hypothermic Hyperthermic

Dehydration: Normal (<5%) Moderate (5-7%) Severe (8-10%) Serious (>10%)

Bodyweight Condition: Normal Thin Emaciated

Respiration: Normal Rapid Slow Labored Noisy Other: _____

Attitude: Normal Aggressive Docile Shocky/Lethargic Other: _____

Neuro: Normal Head Tilt Circling Paralysis Seizures/Tremors Other: _____

Head: Normal Trauma _____

Eyes: Normal Cloudy (R L) Trauma (R L) Mucous Other: _____

Ears: Normal Discharge/Blood(R L) Trauma: _____

Nose/Nares: Normal Trauma: _____

Mouth/Jaw/Teeth/Gums: Normal Trauma: _____

Neck/Throat: Normal Impacted/Obstructed Trauma: _____

Limbs/Wings: Normal Trauma: _____

Pain Response/reflexes: Normal Sluggish Unresponsive
Wing and Tail membrane (Bats): Normal Trauma: _____

Abdomen/Back/Tail: Normal Trauma: Crack running down 3/4's of center of carapace. Some scrapes on edges of scutes. One scute bent down.

Feces/Urine: None Normal Diarrhea Other: _____

Additional Comments/Treatment Plan: Send to Dr. Pusateri.

examethasone SP: _____	On Entry
fluids(SQ IV PO): _____	PO: _____
antibiotics: _____	Other: _____
fecal Exam Results: _____	

treatments: _____











Jessica Henry

From: Mark Hill <hill.mark@hotmail.com>
Sent: Sunday, November 27, 2016 5:53 PM
To: Jessica Henry
Subject: Preserve Schoettler

Dear Miss Henry,

I am writing you a short email to voice my opposition to the proposed rezoning and development project at Schoettler and South Outer 40 roads. We recently moved back to the St. Louis area after spending four years in Seattle. We easily chose a home in the Chesterfield Brook Hill Estates neighborhood as our new home because of the cities amenities, location, and the quality of life offered here. We recently were made aware of the rezoning request and the opposition to the project. We as a family are very opposed to this multi-family residence project. We have a lot of personnel experience with this sort of development and the negative affect it can have on a community.

Four years ago, we had to move to the Seattle area for employment reasons. We settled in the Seattle suburb of Sammamish, population 51,000. The month we moved to Sammamish, Money magazine listed Sammamish as "the friendliest city in America" and "one of the places to live". During the four years we were living in Washington state, Sammamish, and it's neighboring city of Issaquah, allowed numerous multi-family and high density single family development within their city limits. After only four years, the communities felt very different. The schools became very crowded, we had constant traffic problems, and the character of the neighborhoods had changed. When we left, our neighborhood and an adjacent neighborhood, were so frustrated after losing a battle with City Hall to stop yeat another development in the heart of the community. We were so happy to have the opportunity to leave that situation and come here. I believe that as of last month, Issaquah had finally issued a moratorium on new development and Sammamish was considering a similar moratorium.

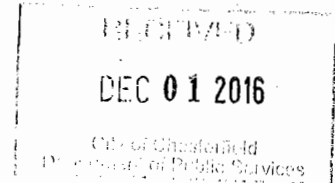
I understand that the community is up against "big dollar developers" in this situation. I just hope the city would consider the wishes of the people and what is truly best for the city. We are very happy to be here and we hope that the leadership of this city doesn't make the same mistakes as the city we just left.

Mark E. Hill
14812 Brook Hill
314-479-5447



December 1, 2016

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



Dear Jessica, Aimee, Mayor Nation, Planning Commission and City Council,

This is the 14th time Preserve Schoettler has sent you names of **motivated voters** who have electronically signed a petition **opposing** the rezoning change and building of apartments at Schoettler Road and South Outer 40/64.

There are now **2,000 residents** who believe the Planning Commission must recommend that the City Council deny the rezoning to PUD zoning on 20.3 acres. The building of an apartment complex in a single-family area is not what city planners had in mind when they wrote the Comprehensive Plan.

Each time we write, we want to remind you that Preserve Schoettler is not anti-apartments or anti-development. We simply reject the idea that this corner, which is bordered on **3 sides** by single family homes, is a good location for an apartment complex. The only buildings that border this site are single-family homes.

We are not in a state of denial that this site will one day be developed but **2,000 residents** expect that you will abide by the Comprehensive Plan which states:

- 1) multiple-family residences tend to be **clustered together** in large developments **near other dense land uses**, such as commercial and office
- 2) multiple-family residences are typically, **physically**, and **visually isolated from single-family residences**.
- 3) it is the **goal** of the Planning Commission to **preserve existing neighborhoods**.

Members of Preserve Schoettler met with Mr. Stock in August. We listened intently to his proposal and tried to find some common ground. We presented reasons why a development like Amberleigh at the south end of Schoettler or Oaktree Estates at the North end of Schoettler would be more suitable in the surrounding neighborhoods. He said his people could not make the money they needed to make.

Several times in our discussion, Mr. Stock said, "it's another piece of land off the books." Certainly a man in his business looks for undeveloped land that he can develop. However, our neighbors don't consider this just another "piece of land being taken off the books". We consider this "our neighborhood" as we hope you consider this a neighborhood too. We hope you will take the Comprehensive Plan Policies seriously as guiding principles that **create the framework for decision-making related to future land use and development**.

We suggested to Mr. Stock that townhomes, attached villas or condos be built on this site - and with good reason – because they would fit within our neighborhood's character especially since this site is bordered on the south by a single-family home, on the west by condominiums and on the east by a subdivision of single-family homes. Four and five story apartments would simply be out of character with all the neighborhoods along Schoettler Road.

We don't doubt that Mr. Kaiman is a nice person as many of his friends and neighbors testified in April. Mr. Stock is also a nice man with great credentials but please keep in mind this is an investment to make them money. Business owners who wrote letters to support this development did so to make money. They can continue to make money by **building these apartments somewhere else in Chesterfield**. There are multi-family areas where this complex would be perfect. They would be better suited to build somewhere where there are walking trails, parks and restaurants that young executives desire.

We are **homeowners** who have *invested our money* in our homes. We choose to live in Chesterfield and we love Schoettler Road. Please make the right decision and do **not alter the conditions and environment of our single-family neighborhoods. Assist the residents in creating and preserving our neighborhoods.**

We ask each **elected** City Council member to **represent** the residents in their Wards. Please do not destroy our neighborhoods that we have worked hard to establish.

Sincerely,

Preserve Schoettler



We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing from Single Family Zoning at Schoettler and South Outer 40.

We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.

First Name	Last Name	Address	Subdivision	Phone
Norton	Sterneck	14741 Mill Spring Dr	Chesterfield Trails	636-778-9379
Jim	Brenner	1513 Timberbridge Ct	Thousand Oaks	314-504-4945
Anita	Welch	1513 Timberbridge Ct	Thousand Oaks	314-769-5565
Gail	Evans	15446 Grantley Dr	Schoettler Valley Estates	314-504-9099
Margie	Weisman	1504 Amisk Ct	Greenleaf Estates	636-675-1603
Emil	Joson	100 Conway Cove Dr	Conway Cove	314-630-3397
Susan	Ottesen	15448 Rockmoor Dr	Schoettler Valley Estates	636-532-9313
Mark	Ottesen	15448 Rockmoor Dr	Schoettler Valley Estates	636-532-9313
Michael	Dooley	2112 Brook Hill Ct	Brook Hill Estates	636-391-2645
Edward	Boyd	15338 Schoettler Estates Dr	Schoettler Estates	314-795-4292
Alice	Menne	15324 Oaktree Estates Dr	Oaktree Estates	314-378-1474
Jane	Isaak	14714 Thornbird Manor Pkwy	Nooning Tree	636-465-1585
Thomas	Rocco	14633 Timberlake Manor Ct	Thousand Oaks	314-713-2910
Lois	Goldammer	1509 Hedgeford Dr 4	Brandywine Condominiums	636-728-1677
Patricia	Hamill	15834 Kersten Ridge Dr	Villages At Baxter Ridge	314-973-7971
Charlene	Burchfield	14756 Mill Spring Dr	Chesterfield Trails	636-532-7851
Marcia	Hellmuth	14635 Mallard Lake Dr	Thousand Oaks	636-812-2386
Robert	Hellmuth	14635 Mallard Lake Dr	Thousand Oaks	636-812-2386
Bertha	Mera	2137 White Lane Dr	Brook Hill Estates	636-227-3344
Lee	Wall	1803 Mannington Ct	Scarborough	636-532-9666
Marthann	Buck	14057 Baywood Villages Dr	Baywood Villages Condomin	314-485-1248
Phyllis	Ring	14611 Schoettler Manor Ct	Schoettler Manor	636-236-3917
Peggy	Stalnaker	14611 Schoettler Manor Ct	Schoettler Manor	636-394-4869
Kara	Ekstrand	2345 Green Circle Ct	Greens Of Broadmoor Condo	314-276-9338
Marie	Schick	14937 Straub Hill Ln	Brook Hill Estates	314-397-9373



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First Name	Last Name	Address	Subdivision	Phone
Ellis	Frohman	14771 Greenleaf Valley Dr	Greenleaf Estates	636-519-7512
John	Herberger	14866 Grantley Dr	Westchester Place	314-707-4329
Verle	Schrodt	14736 Greenleaf Valley Dr	Greenleaf Estates	636-536-3712
Beverly	Wells	14783 Greenloch Ct	Greenleaf Estates	314-452-6153
James	Gilooly	1521 Hedgeford Dr 17	Brandywine Condominiums	636-399-8253
Rachel	Gilooly	1521 Hedgeford Dr 17	Brandywine Condominiums	636-399-1626
Pat	Armstrong	14528 Amstel Ct	Chesterfield Hill	636-536-2432
Paul	Armstrong	14528 Amstel Ct	Chesterfield Hill	314-803-2432
Donna	Helm	1511 Mallard Landing Ct	Thousand Oaks	913-433-4343
Steve	Kilburn	1526 Candish Ln	Chesterfield Hill	314-365-5838
Stacy	O'Neal	1590 Milbridge Dr	Sycamore	314-532-2278
Debbie	Hefley	14541 Crossway Ct	Chesterfield Hill	314-609-0131
Ted	Goedecke	14573 Britannia Dr	Scarborough	636-256-3278
Betty	Schwendeman	14575 Crossway Ct	Scarborough	636-227-7262
Allen	Clark	14631 Adgers Wharf Dr	Chesterfield Hill	636-537-5331
Jude	Clark	14631 Adgers Wharf Dr	Chesterfield Hill	636-537-5331
Robert	Flynn	15511 Chequer Dr	Highcroft Estates	636-532-0674
Kathleen	Erickson	1814 Winter Run Ct	Seasons at Schoettler	636-394-4636
Diane	Koschoff	1806 Britannia Ct	Scarborough	636-256-8611
Michael	Koschoff	1806 Britannia Ct	Scarborough	636-256-8611
Sara	Ely	1785 Spring Branch Ct	Schoettler Valley Estates	314-265-8316
William	Goedeker	1786 Prindable Ct	Bridle Creek	314-368-2699
Steve	Bruce	1759 Heffington Dr	West Ridge Estates	314-910-8100
Mike	Biswell	15550 Highcroft Dr	Highcroft Estates	636-346-6044
Pauline	Kumpis	15449 Highcroft Dr	Schoettler Valley Estates	636-532-7994



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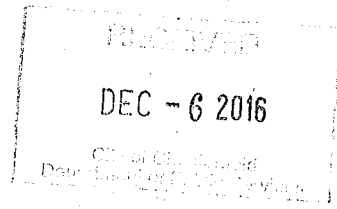
First Name	Last Name	Address	Subdivision	Phone
Nancy	Pierce	1539 Woodroyal West Dr	Royalwood	314-409-4476
Melissa	Wallace	15354 Grantley Dr	Westfield Farm	636-519-0309
Dave	Bhatia	1529 Woodroyal East Dr	Royalwood	636-537-0264
Jane	Hodges	15201 Olive Blvd	Friendship Village	636-733-0303
Lois	Linton	15201 Olive Blvd	Friendship Village	636-733-0123
William	Linton	15201 Olive Blvd	Friendship Village	636-733-0123
Molly	Mathew	15201 Olive Blvd	Friendship Village	636-733-0407
Kevin	Krumrey	1482 Asterwood Ct	Sycamore Manor	314-225-6063
Eva	Schrodt	14736 Greenleaf Valley Dr	Greenleaf Estates	636-536-3712
Sherry	Wood	14647 Fairfield Farm Dr	Fairfield Farm	636-391-9294
Joan	Goldenberg	14617 Oak Orchard Ct	Chesterfield Trails	314-504-1043
Chris	Goodwin	14606 Big Timber Ln	Chesterfield Trails	314-680-8251
Darrell	Keesling	13 Georgetown Rd	Georgetown Estates	314-229-9921
Ben	Keathley	14920 Rutland Cir	Shenandoah	636-345-0629
Jennifer	Keathley	14920 Rutland Cir	Shenandoah	314-397-6803
Garrett	Bruce	14813 Lupine Ct	Sycamore Manor	636-532-2688
Laura	Bruce	14813 Lupine Ct	Sycamore Manor	636-532-2688
Richard	Barnes	1300 Oaktree Estates Ct	Oaktree Estates	636-519-7676
Dona	Cernansky	14645 Amberleigh Hill Ct	Amberleigh	636-230-6127
Barbara	Sterling	14632 Amberleigh Hill Ct	Amberleigh	636-207-7072
Randall	Allen	15543 Summerridge Dr	Baxter Lakes	636-675-1258
Michele	Bredow	1884 Braumton Ct	Scarborough	314-651-7679
Louise	Gardner	15011 Ridge Lake Dr	Claymont Lake Estates	636-346-8507
Susan	Mariano	15333 Batesville Ct	West Ridge Estates	636-236-1648
Renee	Summers	1261 Luray Dr	Shenandoah	636-532-3034



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First Name	Last Name	Address	Subdivision	Phone
Gary	Cooper	477 Hillbrook Dr	Oak Tree Farm	636-751-7046
Kate	Karagiannis	1893 Braumton Ct	Scarborough	314-706-9090
Donna	Reeves	39 White Plains Dr	White Plains	636-532-5013
Robert	Reeves	39 White Plains Dr	White Plains	636-532-5013
Sherry	Pfannerstill	15831 Summer Ridge Dr	Villages At Baxter Ridge	314-374-4313
Michael	Karagiannis	1893 Braumton Ct	Scarborough	314-706-0572
JoEllen	Rubensteib	14640 Amberleigh Hill Ct	Amberleigh	314-422-4115
Rachel	Bartlett	1818 Britannia Ct	Scarborough	314-368-3086
Chad	Williamsen	14703 Deerhorn Dr	Greenleaf Estates	636-300-7794
Emily	Maupin	14908 Appalachian Trl	Shenandoah	314-497-3417
Luke	Tourdot	2026 Schoettler Valley Dr	Baxter Lakes Addition No 2	314-941-4558
Fe	Fuentes	14645 Oak Orchard Ct	Chesterfield Trails	646-489-8772
Virginio	Fuentes Jr	14645 Oak Orchard Ct	Chesterfield Trails	314-853-7398
Virginio	Fuentes III	14645 Oak Orchard Ct	Chesterfield Trails	324-477-7685
Mark	Hill	14812 Brook Hill Dr	Brook Hill Estates	314-479-5447
Robert	Swagman	14719 Chesterfield Trails Dr	Chesterfield Trails	636-532-9439
Terry	Ross	14609 Oak Orchard Ct	Chesterfield Trails	314-313-3293
Brad	Schwartz	14742 Chesterfield Trails Dr	Chesterfield Trails	636-73-3347
Susan	Bleyer	14713 Mill Spring Dr	Chesterfield Trails	636-519-7582
Mirdza	Lazdins	14748 Chesterfield Trails Dr	Chesterfield Trails	636-537-2909
Marcia	Leonard	14599 Big Timber Ln	Thousand Oaks	636-532-6688
Linda	Lee	14710 Mill Spring Dr	Chesterfield Trails	818-450-4333
Yong	Kim	14710 Mill Spring Dr	Chesterfield Trails	636-778-9220
Sok	Kim	14710 Mill Spring Dr	Chesterfield Trails	636-778-9220
Dennis	Malfer	2024 Honey Ridge Ct	Baxter Lakes Addition No 2	636-778-9108



December 5, 2016

Ms. Jessica Henry
Chesterfield Planning & Development Services
690 Chesterfield Pkwy W
Chesterfield, MO 63017

Dear Ms. Henry:

In the September 30th letter, the Planning Department requested Stock & Associates to respond to the concerns that the Planning Commission and the citizens of Chesterfield raised about the appropriateness of this apartment complex in our single-family neighborhoods. With this letter, members of Preserve Schoettler are providing our response to the letter from Mr. George Stock dated November 4.

It took the developers a month to come back with a document filled with generalities and minor changes to their plan, some of which still violate the intent and the letter of Chesterfield's Comprehensive Plan. Please consider:

Comment 1:

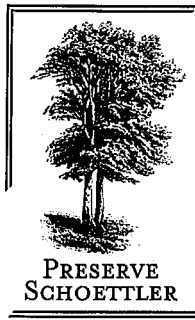
Stock & Associates refused to consider possible traffic problems. "Their professional opinion is that the development can be *reasonably* accommodated". They continue to believe that the Lochmueller report issued June 28 when Logan College and Parkway Schools were not in session is valid. **Preserve Schoettler continues to believe the Lochmueller Report is flawed.**

They want to convince you that building 252 apartments for approximately 600 people and adding 400+ cars to area roads will not have any effect on the residents in the area.

Stock & Associates state that a "traffic impact study will be conducted as part of the "site development process", **after the development is approved.** This is too late. The City of Chesterfield and its residents **insist** a traffic impact analysis be conducted **prior** to approval of the development, to fully understand the impact and effect this proposed development will have on residents along Schoettler Road and those residents in neighborhoods along South Outer 40 Road. The residents will bear the brunt of increased traffic from this proposed development. Preserve Schoettler believes this traffic impact study should be conducted by a firm other than Lochmueller so as to maintain impartiality from Stock & Associates who funded the report dated June 28, 2016.

Comment 2:

Stock & Associates state "considerable changes were made" to address the density. They have decreased the number by only 6 apartments.



They removed one building and moved one building slightly but **added one more floor** on every building! In doing so, they have increased the overall density of apartments per acre:

Previously: 258 apts. on 14.3 acres = 17.3 units/acre

Now: 126 apts. on 3.75 acres = 33.6 units/acre (two 5-story buildings)

126 apts. on 10.55 acres = 11.9 units/acre (four 4-story buildings)

Shifting density **does not** reduce density.

There is no transitional zoning from multi-family to single-family nor are there appropriate buffers for the 1410 Schoettler Road property.

How can they state that 5 story buildings 'visibly' fit in a single-family neighborhood as stated in the Comprehensive Plan?

The term "midrise buildings" is used to describe 5 story buildings. A 5-story building maybe "midrise" if it is among 10 story buildings. But it is hardly "midrise" in a surrounding neighborhood of single family homes; **these are high-rise buildings.**

Preserve Schoettler points out that buildings of this size violate the Chesterfield Unified Commercial Code, which states for R6AA zoning designation, which the developer is seeking for the Residence district, "No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed four (4) stories in height, including any basement dwelling space". (Section 3.c.1 Page 03-50)

"Garden style" and "open breezeways" are stated to promote a neighborhood *feel* but are not a transition. They are 4 story buildings housing hundreds of people in a single-family neighborhood. It's just silly to give you R8 comparisons when they have never asked for R8 zoning.

Comment 3:

Concerning compatibility of multi-family land use with the existing surrounding land use patterns, the picture below provided by Stock & Associates illustrates perfectly that an apartment complex of 252 apartments does not fit on the south side of 40/64 among single family homes. The *north side of 40/64 is commercial*. The apartment site is **NOT surrounded by commercial developments** and it **does not reasonably fit in with the characteristics of the neighborhood** and therefore **does not meet the guidelines or intent** set forth in the Comprehensive Plan.



Stock & Associates are twisting the Comprehensive Code to fit their proposal. Please consider the wording of the Comprehensive Land Use:

2.1.4 "Construction of new homes in existing neighborhoods, when practical, *should be compatible with the existing homes.*"

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

2.1.7 "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.*"

2.1.8 "*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.*"

Providing "open space and tree canopy that gives an open *suburban feel*" does not make a 252-apartment complex fit among single family homes.

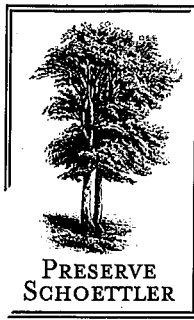
Comment 5:

A green buffer continues to be used as their transition **even though the Planning Department stated that it is not a transition.** The "garden style", 4 story buildings, a dog park and a parking garage **are not transitions** for the home at 1410 Schoettler Road. The open space around 1410 Schoettler is not actually "open" because it has a dog park adjacent to the 1410 Schoettler Road property.

The terminology is designed to confuse. The "garden style" units they refer to are 4 story buildings. A "variety of land uses" infers that their plan contains a single-family residence, green space, 'garden style' and 'midrise' units. These are not "land uses" but types of buildings. This is purposely deceiving language. Why would they state that villas or condo developments are not consistent with the desire of residents?

Comment 6:

Stock & Associates state that the impact on 1410 Schoettler was modified. As mentioned before, the 2.46-acre parcel of "open space" next to 1410 Schoettler contains a dog park and a trail to Schoettler Road. This can hardly be considered



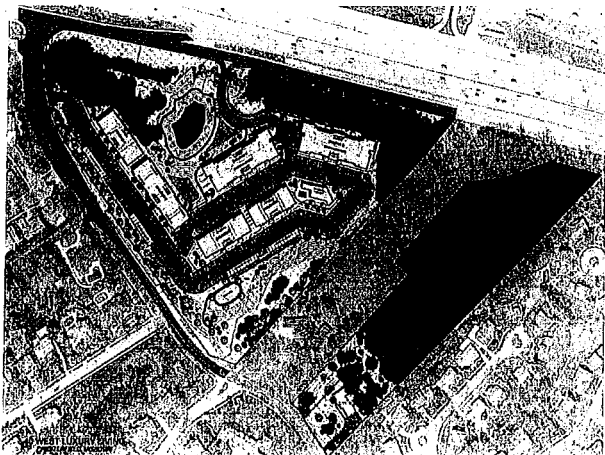
“open space” if it’s a **public area** where people will be walking their dogs *day and night*. Consider living next door to barking dogs, flashlights, dog calls, whistles, etc.

The 1410 Schoettler Road property has a back patio abutting a grassy lawn which will now overlook the parking garages that have been pushed up beside this property.

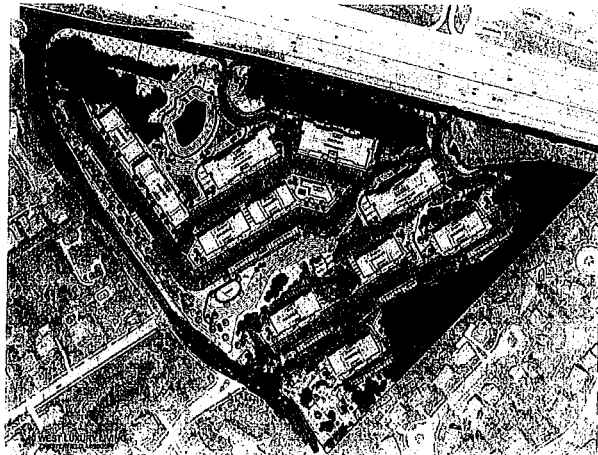
The triangle section of land beyond 1410 Schoettler is a requirement for common ground for Royalwood subdivision even though KU development has pursued purchasing it. So, the question comes to mind as to what purpose would the City have for 5.25 acres of newly zoned multi-family land with no access? Why not zone the entire 6 acres single-family since it has a single-family home on it and 90% is dedicated green for perpetuity anyway?

We want to remind you that KU Development tried for a year to purchase the 1410 Schoettler Road property. One look at the next 2 maps and you realize that a larger apartment complex was their vision and even now an expansion could be in the future if this property is rezoned to multi-family. If that happens, you will, out of necessity give access from Schoettler Road.

Consider their vision and do not let this happen to our neighborhoods. Please ask what KU plans to do with the single-family home on the .75 acres in the future.



Current PUD Proposal

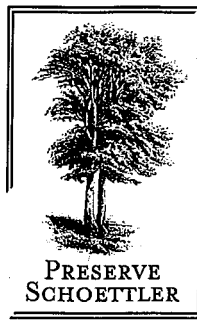


Can this happen to our neighborhood?

Comment 7:

Preserve Schoettler strongly objects to the PUD designation being proposed by KU Development. This proposal:

- Violates the letter of the Chesterfield Unified Development Plan, which states: “All property that is at least four (4) contiguous acres shall be eligible for the “PUD” District designation.” (Section 03.a, page 03-90). The 14.3-acre parcel is contiguous in and of itself, as is the 6-acre parcel proposed in this PUD request. But these two distinct and separate parcels of land are not contiguous by any stretch of the imagination, and Missouri Courts have ruled that “contiguous parcels must share a common side”, which they do not (Minmar Investment v. Wemhoener 472 SW2d 630 (MO Ct App 1971)).



- Violates the requirement in the Unified Development Plan that “common open space in the PUD be evenly distributed throughout the PUD, and not concentrated in one area” (Section 03.07.b page 03-93)
- Is now complicated further by the offer from KU Development to “gift” a 5.25-acre parcel of the 6-acre parcel to the City of Chesterfield, which raises questions:
 - a. Why would the City of Chesterfield want to be a participant in a commercial development such as 40WLL?
 - b. Wouldn't this place the City in an inherently compromised position of being a participant in a development it is required to govern or regulate?

Stock & Associates state the properties are contiguous via Schoettler Road, which clearly violates Missouri Court ruling that contiguous properties “must share a common side”, and the Unified Development Code, which states that parcels within the PUD designation must be 4 or more contiguous acres. Preserve Schoettler believes dangerous precedent is potentially being set for the City of Chesterfield and properties along Schoettler Road using the logic that connection to Schoettler Road makes these properties “contiguous”. What will keep the acquisition of property in front of Logan College from being included in this PUD? This property is also connected via Schoettler Road.

Comment 8:

Preserve Schoettler disputes the calculations of open space detailed by Stock & Associates in this section of his response to the Issues letter, and find this another example of the developer “twisting the facts” to fit their proposal:

CORRECTED CALCULATIONS

A.) SITE CALCULATIONS (14.296 AC TRACT):		
Total Site Area:	14.296 Acres	100%
Pavement Area:	2.89 Acres	20.20%
Building Area:	8.946 Acres	62.58%
Open Space Area:	2.46 Acres	17.21%

B.) SITE CALCULATIONS (6.0 Ac TRACT):		
Total Site Area:	6.00 Acres	100%
Pavement Area	.10 Acres	1.67%
Building Area	.75 Acres	12.50%
Open Space Area:	5.15 Acres	85.83%

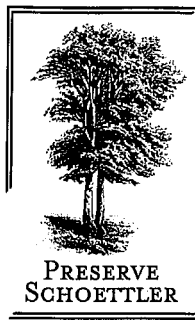
STOCK & ASSOCIATES CALCULATIONS

A.) SITE CALCULATIONS (14.296 AC TRACT):		
Total Site Area:	14.296 Acres	100%
Pavement Area:	2.89 Acres	20.20%
Building Area:	2.12 Acres	14.8%
Open Space Area:	9.29 Acres	65%

B.) SITE CALCULATIONS (6.0 Ac TRACT):		
Total Site Area:	6.00 Acres	100%
Pavement Area	.10 Acres	1.66%
Building Area	.13 Acres	2.17%
Open Space Area:	5.77 Acres	96.17%

Comment 9:

Thank you for your concerns for wildlife and specifically the Blanding's Turtle. The Planning Office received a letter about the Blanding's Turtle from resident Bryan Hunt dated June 26. Unfortunately, Bryan Hunt's father, who is retired from more than three decades of employment with the U.S. Forest Service, did not photograph the turtle or report it to the Army Corps of Engineers. So it is undocumented.



The Chesterfield Planning Office also received a letter and photographs from the Ullman family (dated Nov 16th) giving their account of an endangered Alligator Turtle from the site. This was documented by photos and shared with the Wildlife Refuge Center.

As stated on the Army Corps of Engineer Public Notice No. P-2948 dated April 26, 2016 “the proposed project is within the range of the endangered Indiana bat (*Myotis sodalist*) and the northern long-eared bat (*Myotis septentrionalis*) that is a proposed candidate for endangered status.”

These are only a few of the many types of wildlife that live on these 14.3 acres and the 6 acres. There is a growing group among the Preserve Schoettler residents who would like to see Chesterfield City take a serious interest in the wildlife on this site. We have expressed to them that stopping the multi-family zoning is first and foremost.

Also on this Public Notice an officer with the State Historic Preservation requested “that a Phase I survey be conducted for the site. Upon completion of the Phase I, the Corps will continue to coordinate with SHHPO and Native American Tribes as appropriate.”

We would like to know if KU Development has completed the Phase I survey and would like the survey results and the Native American Tribes report to be given to the Planning Commission.

Comment 10:

Preserve Schoettler reiterates its objections to Stock & Associates’ response under Comment 3: the proposed development is inconsistent with surrounding land use patterns on the South side of I-64/Hwy40. The proposed site is NOT surrounded by commercial developments and does not fit within the characteristics of the surrounding neighborhoods and therefore does not meet the guidelines or intent set forth in the Chesterfield Comprehensive Plan.

We believe Stock & Associates is twisting the Comprehensive Plan to suit the proposal from KU Development. Please refer to our citations of the Comprehensive Plan under Comment 3 of this letter.

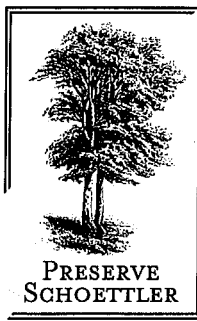
Comment 13:

Preserve Schoettler believes preserving neighborhoods with appropriate development that enhances the value of all surrounding properties should be **the key factor** in evaluating this proposed development

In conclusion, members of Preserve Schoettler find little substance in Stock & Associates response to the Issues Letter from the City of Chesterfield that changes in any way our opposition to this inappropriate multi-family apartment complex at the intersection of Schoettler and South Outer 40 Roads.

We continue to believe that following issues must be addressed:

- The proposed development violates the letter and intent of the Chesterfield Comprehensive Plan, which states new residential development should “reinforce existing residential neighborhood patterns”.
- There is no transitional zoning in place between the proposed development and existing properties, particularly the 1410 Schoettler Road property and the Westchester Place subdivision.

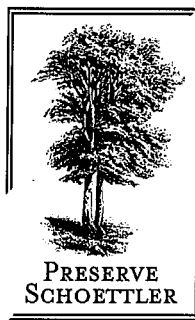


- KU Development has removed 1 building in the development, which reduced the number of apartments by only 6 and increased the height of all remaining buildings making the two “midrise” buildings **5-stories high**, which is a violation of the Chesterfield Unified Commercial Code.
- Stock & Associates agrees to conduct a full traffic impact study **after** the development is approved. The City of Chesterfield and its residents insist this study be completed **before any approvals** are granted to determine the impact and effect this proposed development will have on automobile traffic affecting residents in the area before deciding to rezone.
- PUD proposal is in violation of Chesterfield Unified Development Plan, which states: “all property that is at least four (4) contiguous acres shall be eligible for the “PUD” District designation”. The two parcels of land in this proposed PUD **are not contiguous**. Further, the applicant’s PUD proposal violates the requirement in the Unified Development Plan that “common open space in the PUD be evenly distributed throughout the PUD and not concentrated in one area”. As detailed under Comment 8 of this document, the required open space in this PUD is concentrated in the non-contiguous 6-acre parcel of land.

Preserve Schoettler requests this letter be placed in the project file for this development and shared with all members of the Planning Commission, City Council, City Attorney and Mayor.

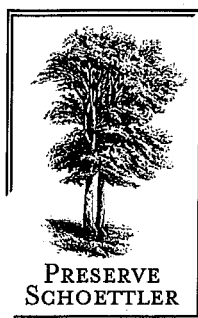
Thank you.

Preserve Schoettler



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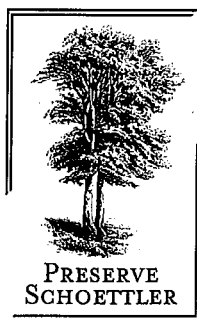
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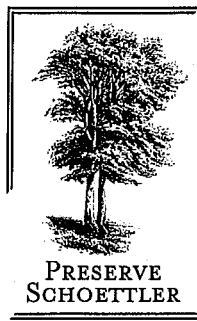
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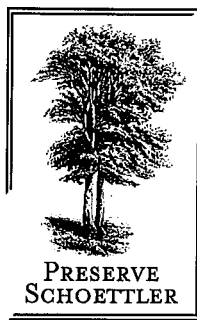
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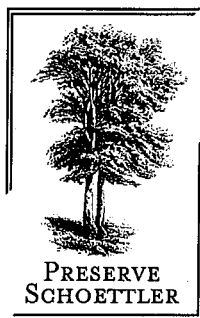
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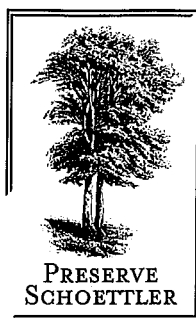
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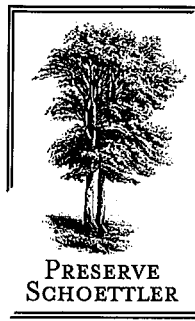
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Luann Hoffner



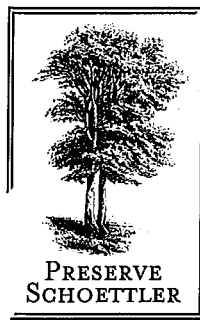
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Eyal Kattan
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Run-Hwa Tsui
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Heralda Grafilo
Heralda Grafilo
Joana Grafilo
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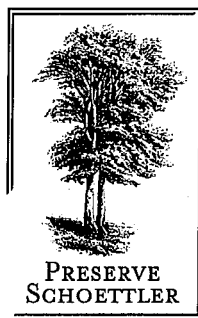
Kenneth T Goldammer
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Katie Hermsmeier
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