

My name is Mary Ann Mastorakos. I reside at 1410 Schoettler Rd. on 3.8 acres directly adjacent to this 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 and once again, I am opposed to this project. If approved, KU Development will have an enormous negative impact on my property and will permanently alter the Schoettler Road residential community. *click*

This proposal is not compatible with the Comprehensive Plan or existing land use patterns. *click*

“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. *click*

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.”

The proposed development also conflicts with several Residential Policies of the Comprehensive Plan, beginning on page 31: *click*

Section 2.1 – Quality Residential Development

The Plan “is meant to assist residents in creating and preserving neighborhoods.” KU is asking to locate within an existing neighborhood and is not compatible nor would preserve how the neighborhood has developed over the last 50 years. The development conflicts with this Plan Policy. *click*

Section 2.1.1. Conservation of Existing Quality of Life

“Preserve and enhance the quality of life in Chesterfield as exemplified by its existing neighborhoods and the development that now exists.” No neighborhood in the City has had multi-family introduced after

developing as a single-family detached residential community over several decades. The development conflicts with this Plan Policy. ~~click~~

Section 2.1.3. Encourage Preservation of Existing Residential Neighborhoods

“Preserve or improve existing residential neighborhoods’ identities.” Building a multi-family development with no meaningful transition or buffer would not preserve and enhance the existing neighborhood identity. The development directly conflicts with this Plan Policy. ~~click~~

2.1.4 Compatible In-Fill Residential Construction

“Construction of new homes in existing neighborhoods, where practical, should be compatible with the existing homes.” Single family and multi-family are two different, incompatible kinds of housing. This makes this proposal directly in conflict with this Plan Policy. ~~click~~

2.1.6 Reinforce Existing Residential Development Pattern

“New residential development should reinforce existing residential neighborhood patterns by continuing to enforce high quality site and subdivision design, layout, and planning practices.” KU bears no resemblance to any other residential development in the neighborhood in terms of subdivision design, layout, or planning practices. The development conflicts with this Plan Policy. ~~click~~

2.1.7 Multiple-Family Projects in Higher Density Areas

“Multiple-family projects should be located close to existing, higher density commercial and residential development so as not to alter the conditions and environment of existing single-family neighborhoods.” The Schoettler Road residential community is not “high density.” The development conflicts with this Plan Policy. ~~click~~

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

“Single-family attached developments should serve as a transitional land use between single-family detached land use and multi-family residential and commercial uses.” The purpose 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 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. 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. For these reasons, the project is in conflict with this Plan Policy. [click](#)

2.4 High Density In Urban Core

“New multiple-family residences should be located in or near the Urban Core.” The proposed development is obviously not in the Urban Core but directly abuts single-family. “Near” implies continuity with the Urban Core. No such continuity exists here. The project conflicts with this Plan Policy. [click](#)

This proposal does not fit according to the comprehensive plan. [click](#)

Please follow the Comprehensive Plan. [click](#)

Do No approve this Project. [click](#)

Thank you

My name is Dean Daniels and my wife, Linda, and I have lived at 14747 Mill Spring Drive for 38 years. Logan University was just a college and Annie Gunn's was The Pot Roast Inn. Now an estimated 2100 single family homes and 6000 residents live in our Schoettler neighborhood with **zero** apartments. [CLICK](#)

~ **Supposedly traffic isn't** a reason to oppose rezoning. This is difficult to understand given the number of opponents who consider traffic a **major reason** for their opposition. [CLICK](#)

~ **A traffic study done in July 2016 by St. Louis County** indicates over 11000 cars used South Outer Forty Drive in a 13 hour period. An average of almost 900 cars an hour, 14.5 cars a minute or **a car every 4.4 seconds. 4 seconds isn't very long.**

This count was taken while all of Logan University's staff and 1000 students were not present nor does it include the 500 Bunge employee's arriving soon.

Schoettler is **not** an arterial road. It doesn't have streetlights like the other arterial roads such as Clayton, Baxter or Woods Mill Roads designated for apartments.

Because of the restricted access to South Outer Forty Drive, traffic will be coming from roads not considered, including Conway and Schoettler Valley. Drivers are like water and will seek the fastest and least resistant path. The idea that only 10 or 12 will use Schoettler is ludicrous.

If you truly know this intersection, common sense would tell you that rezoning for an apartment complex at this location would not be good for Chesterfield or the Schoettler neighborhoods. **That's why it is zoned R-1 and R-2. CLICK**

~The proposed apartments not only violate the Chesterfield Comprehensive Plan policy and its intent but they are not compatible with existing single family homes in our neighborhoods. Apartments were not intended to be an island in the heart of residential neighborhoods. CLICK

~Acceptable alternatives to apartments exist along Schoettler Road. Exemplified by Single-Family Owned Condos, Villas or Townhomes, when suggested, they were rejected because the developer can't make enough money. Oh yes, this rezoning is about money. Money for the developers.

The main partner in the development team doesn't have an alternative. He does apartment development and management only. We do not think that the developer making money should be criteria to rezone. CLICK

~**There are currently two pieces of property on Schoettler Road totalling 13 plus acres for sale by Cushman Wakefield a commercial realtor. Would any open property in Chesterfield be safe from inappropriate development if precedent is set with this rezoning?**

CLICK

~ **So what price will Chesterfield, this Planning Commission and The City Council be willing to pay to have "Luxury" apartments located at Schoettler Road and South Outer Forty Drive? CLICK**

You can't legislate against "luxury" or imply that you aren't in favour of "luxury". But you can challenge the price of "luxury" and if "luxury" will actually occur.

What actually happens to “Luxury” apartments isn’t seen in slick brochures and presentations. CLICK All apartment complexes are eventually subject to an insidious disease called **blight**. CLICK Caused by time, maintenance, management and lack of resident ownership. CLICK While bright and sassy when new, in time, they get tired and show their age. Generally sooner rather than later. CLICK All apartment complexes have issues with overflowing dumpsters, maintenance sheds and abused common areas because the residents don’t anticipate living there very long and do not have the pride of ownership. CLICK These are “luxury accessories” that aren’t discussed, like a relative who drinks too much. CLICK

~One developer had an “F” rating that has been recently and suspiciously changed to **No Rating from the Better Business Bureau**. This is also the group that would be managing these apartments just as they now manage Village Green. The other developer, has no track record whatsoever of any finished developments, anywhere. CLICK

~Schoettler Road is a neighbourhood with an aesthetic that can't be explained. CLICK

Is Chesterfield willing to pay the price of not representing the 1700 resident constituents who have⁹⁴⁶ voiced disapproval of this project via petition, 700 plus letters of opposition and the turnout of opposition supporters present at this meeting.

At the initial public hearing, the developer had a large number of supporters, most of who do not live in Chesterfield nor do they live on Schoettler. Coming off the Chesterfield Parkway or passing through from Clayton Road to get onto I-64 does not qualify anyone to say, "I know Schoettler." "If you don't live on Schoettler, you don't know Schoettler."

The planning department has said, "the Petitioner will **not** be tied to these plans if the zoning is approved." This is an open door for changes after the fact from a developer with NO rating. CLICK

We thank you for your volunteer service to Chesterfield with a difficult and challenging responsibility. I trust that a democratic and well thought out decision will be made.

This commission is the only non-political obstacle to inappropriate development of this site. That decision is a very permanent one for Chesterfield.

We urge you to deny this request for rezoning.

David Kaiser
9/12/16

I stand in opposition to the proposed development on Schoettler Road and Highway 40.

I am not against a development in this area. I am against this development with apartments.

I have carefully followed the sales of homes in our area over the last few months, since this project has become so public. We had 4 homes for sale in Westchester in May. Today we have none. The homes did not sell. They were taken off the market waiting for a resolution on this issue. It is very clear that once the project became so public and the opposition grew, the home selling came to a complete stop in our area. I believe this clearly shows that people don't want this development in our area.

An appropriate development would be townhomes, attached homes or single family homes.

Please remember these numbers:

Councilman Degroot 1068

Councilman Hurt 912

Councilperson Nations 886

Councilman Decampi 1004

Councilman Lopar 765

Councilman Tillman 664

Councilman Flaschbart 1340

Councilperson McGuines 1084

The developer states on his website that he has been advised by City officials on this project. Who has advised KU development on this project? I ask that any notes pertaining to this project be made public according to a freedom of information act request. Additionally, I'd like to know the dates, times and places that such meetings took place.

When I look at working with someone or a certain company I try and learn all I can about them or the company. You can learn an awful lot of entities just by doing a little research.

St. Louis faces luxury apartment glut

- By Jim Gallagher jgallagher@post-dispatch.com 314-340-8390

- Dec 21, 2014

"Seven years after the great housing bust, could St. Louis be headed for a glut in upscale apartments?"

It's possible, say some real estate players.

After a long dry spell, St. Louis is seeing an uptick in construction of multifamily buildings, both condos and apartments, as well as rehabs of existing apartment buildings.

Some worry that the trend might go too far, with too many luxury apartment buildings being planned.

"There's a lot of new construction on the drawing boards. It's kind of unprecedented," said Kirk Mills, president of Mills Properties, which owns or manages more than 9,000 apartments around St. Louis and is building in the Central West End and St. Peters.

"We're going to see the top of the market tested over the next few years. There will be some people who really get in trouble," he added.

he market can withstand the construction that's underway now, says Tim Sansone, principal at the Sansone Group, a property development and management firm that runs 5,000 apartments in Missouri, Arkansas and Texas.

"I don't think you want to see much more than that. Let it be absorbed," he said.

Mills and Sansone both worry about what may be coming next. They think another 1,400 to 1,500 apartments are on the drawing boards. Most will be in the high rent zones, Mills estimated. Given construction and land costs, builders need high rents to make the numbers work, absent a government subsidy.

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Mills doesn't plan to build more. "We're kind of battening down the hatches and focusing on operations," he said."

In a little over a year from when Mr Mills was quoted, he is back picking up cheap property to build more apartments.

Until 2 weeks ago his Mills properties had an F rating with the Better Business Bureau. It wasn't until the issue of his F rating to came to light and they called the BBB to let them know they will now look into the many complaints against Mills properties. Now the company is not rated but a note on the BBB website states:

Reason for Rating

BBB rating is based on 13 factors. [Get the details about the factors considered.](#)

Based on BBB files, this business has a BBB Rating of No Rating. The reason is as follows:

- The business is in the process of responding to previously closed complaints.

"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."

KC Development has never developed anything and only has been incorporated for a little over a year. In fact, Tom Kaiman, has never developed any residential property. Tom has been setting up Limited Liability Corporations for a couple of years. I was able to locate the following:

Flad Property, LLC
Cleveland Ave Property LLC
James Roberts Holdings LLC
Bent Property LLC
Potomac Property LLC
Odell Property LLC
Bischoff Property LLC
The Murphy Group LLC
Maidell Property LLC
KU Development LLC
Mia Rose LLC

What is interesting is that although Tom Kaiman had the time to set up more than 10 LLC's operating out of his home at in Chesterfield, he never has applied for a business license for any by KU Development. Mia Rosa LLC is the entity that purchased the property on HayBarn Dr.

Mills properties has a history of poor property management and Tom Kaiman has never developed any residential property. This is the best we can do for our community?

Now, I stand before you as a chesterfield citizen of ward 2. My home and my residential future rests on your decision. 9 on the committee, 8 on the council and our mayor will ultimately decide what is best for us.

Mr Stock has repeatedly said that we just don't understand the project. It is not very difficult to understand. As long as there are apartments I as well as many others in the room will fight for what is right. This project belongs around Chesterfield Mall. A place that offers shopping, entertainment and access to the highway.

This is what all other projects around the city offer. To rezone the property so that we can stick a square peg in a round hole just doesn't make sense. The land was cheap to buy. The harsh reality of what this project will do our property values will last many many years.

Remember the numbers I gave each of you earlier. These are the number of voters who had the confidence in you to make the best decisions for all of us. We put our trust and now it seems our financial futures in your hand. Now there is one number I did not give you. That is more than 1800 and growing. This is the number of voters in your wards that have signed a petition asking you not to support the rezoning, the development or this type of project. This number is much greater than any of you received to put you in office. We are united, organized and ready to react if needed to make the changes in our representation.

Again, I ask that you turn down the request for rezoning on this project in its current state.