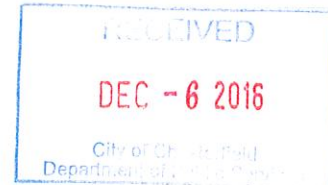


STOCK & ASSOCIATES
Consulting Engineers, Inc.

November 4, 2016

Via Hand Delivery

City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760



Attention: Ms. Jessica Henry, AICP, Project Planner

Re: PZ 09 and 10-2016 40 West Luxury Living (KU Development, LLC.)
Responses to Public Hearing Comments Letter September 30, 2016
(Stock Project No. 215-5541)

Dear Jessica:

Pursuant to your Departmental Letter dated 9/30/16, regarding items from Staff's review and public meeting as directed by the Planning Commission, we offer the following additional information.

Comment 1. As traffic concerns relative to the project remain open, consider submitting a full Traffic Impact Study. If a Traffic Impact Study is submitted, a formal scoping meeting will be scheduled with all relevant agencies; however, please be advised that the scope of such Traffic Impact Study should include all impacted interchanges and major roadways as well as the impact of the proposed development on Timberlake manor, Thousand Oaks, Timberlake Hills and other local neighborhoods in addition to Schoettler Road.

Response: To date, Lochmueller Group has performed a Traffic Assessment which was previously provided in our 7/29/16 zoning petition. The assessment has identified the existing conditions on South Outer 40 during the weekday peak time periods. Lochmueller Group comments in their conclusion that "Based upon our (Lochmueller) review of the proposed development and preliminary site visits, it is our professional opinion that the proposed development can be reasonably accommodated without adversely impacting the adjoining road system". To date, neither MoDOT (Authority for I-64 and South Outer Road) or St. Louis County (Authority for Chesterfield Parkway) have requested a Traffic Impact Study thru their feasibility letters sent to the City dated 8/31/16 and 9/9/16, respectively.

In addition, MoDOT has sent us Conceptual Approval Letters on 11/30/15 and 4/18/16.

We agree, thru the normal City of Chesterfield process for rezoning projects, that a Traffic Impact Study will be performed as required as part of the Site Development Plan process. A

building permit will not be approved until the Traffic Impact Study is completed and the Site Development Plan and Site Improvement Plans are approved.

Comment 2. Address the appropriateness of the density you are requesting for this project.

Response: Review and consideration of the Comprehensive Plan, input from the commission, and input from residents were considered when determining the appropriateness of the density of the subject property.

Considerable changes were made to this plan as compared to the previous plan. These items are expanded further in the following sections.

- 1) An entire residential building was eliminated.
- 2) Open space was further increased.
- 3) The density of the development was shifted to the two buildings along the interstate and conversely reduced along the bordering Single-Family residence.
- 4) The number of units and parking spaces further decreased.
- 5) The open space around 1410 Schoettler Road (Single Residence) was significantly increased.
- 6) The addition of a 5.25 acre land donation to the city.

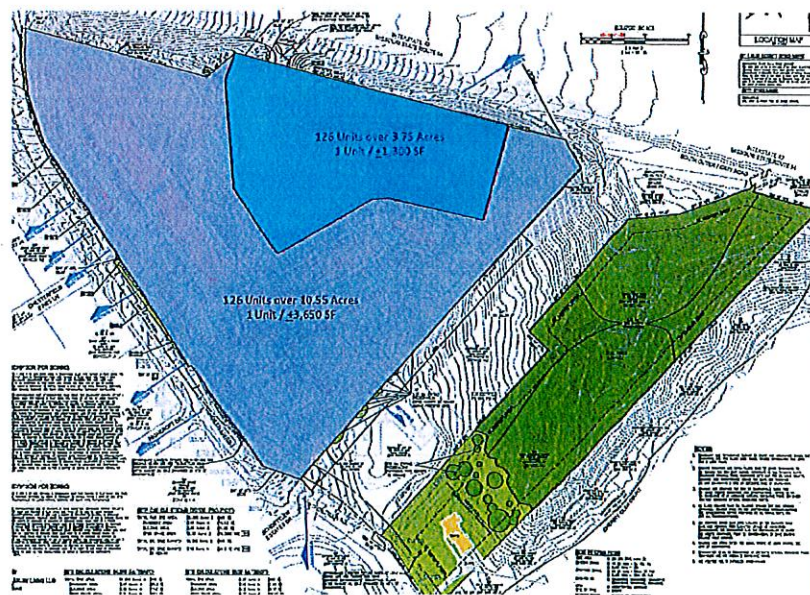
The following were considered and incorporated into the design of the latest plan.

- Appropriate transition from Single-Family residential neighborhoods to the west of Schoettler Road, and south.
- Appropriate buffer for 1410 Schoettler Road.
- Feasibility of alternative development types.
- Associated quality with different development types.
- Appropriate transition from the north regarding the highly intense 12 lane combined interstate and outer road system.
- Appropriate transition adjacent to the "functionally classified collector road" -- Schoettler.
- Appropriate transition from the heavy commercial development to the north -- a combined 275,000 sf of new office construction and the expansion of Bonhomme Church Amphitheatre.
- Protection and restriction on the 5.25 acres to the southeast of 1410 Schoettler Road.
- Establishment of a .75 acre Single-Family resident abutting the 5.25 acres.
- Noise pollution from the interstate.
- Requests to direct traffic towards the collector distributor road and interstate to the north (ie. South Outer 40) versus directing traffic to Schoettler Road.

Based on the above, we believe that our density is appropriate for the following reasons:

- This plan eliminates a building, reduces parking, and increases open space.
- This plan eliminates six additional residential units.

- This plan shifts the density towards the center of the development and away from the adjoining single family resident.
- 50% of the residents are in two buildings on 3.75 acres adjacent to the interstate. The other 50% of the project is disbursed across 10.55 acres surrounding the midrise residents (See diagram below).
- The two midrise buildings contain structured parking, are 100% enclosed to combat interstate noise, and are elevator served.
- The four garden style buildings are shorter, contain open breezeways, promote characteristics of a neighborhood/suburban feel, offer a transition to surrounding single family residents, and are less dense.
- The property slopes towards the interstate so the first finished floor elevations of the buildings will sit significantly below any of the surrounding single family residents or detached villas. This reduces the visual density to the residents west of Schoettler Road and to the south.
- Onsite traffic patterns will take traffic away from surrounding single family residents west of Schoettler Road and 1410 Schoettler Road, meaning residents in midrise buildings do not have to drive past garden residential units to exit or enter.
- The six acres will be subdivided. 5.25 acres will be gifted to the city while .75 acres will remain a Single-Family residence.
- The revised overall plan includes 15.06 acres +/- of open space (74.2% USE (70%) and 7.01 acres +/- of tree canopy (49.3% USE (45%)).
- The maximum allowable density (R8) for (multi-family as designated on the Comprehensive Plan) allows for 1,768 residential units. (20.3 acres x 43,560sf / 500sf = 1,768 residential units).
- Our revised request allows for 272 residential units to be further reduced by the establishment of a P.U.D. to allow for 252 residential units.
- This represents 14% of the maximum allowable residential units under the Comprehensive Plan.



Comment 3. Address the compatibility of the multi-family land use with the existing surrounding land use patterns.

Response: We believe Multi-Family is compatible with the surrounding land use patterns for the following reasons:

- The Comprehensive Plan identifies the subject property as Multi-Family and has since 1988. This plan considered the surrounding land use patterns which have not changed for the last couple decades.
- This Multi-Family design provides appropriate transition from Single-Family residents to the south, west and east, to the high intensity development to the north. This is achieved through the construction of the lower density garden construction along the residential perimeters and the higher density midrise construction to the center and north.
- This plan concentrates 50% of the density in the center along Interstate 64 on 3.75 acres and disperses 50% around it on 10.55 acres, placing an emphasis of lesser density against Single-Family residents.
- There is an abundance of open space and tree canopy retention provides an open suburban feel.
- These buildings will block noise from surrounding residents that is generated from the interstate.
- The proposed trail system will connect with the future sidewalk which connects the development with the surrounding neighborhood.
- The perimeter garden units along Schoettler Road will include a linear greenway.
- This plan greatly enhances the green space between the proposed development and 1410 Schoettler Road. See image under Comment 6.

We have focused on the transition from the residences to the west of Schoettler Road and the single-family residence at 1410 Schoettler Road. We must also consider the extreme intensity of the interstate, south outer 40, and the new construction currently underway to the north all within ½ mile of the property. The north property line is becoming more intense due to the new construction as shown on the following image. The Comprehensive Plan correctly identified the subject property as multi-family because of the great need for a transitional use.



Comment 4. Address concerns regarding the compatibility of the proposal with the existing zoning of the surrounding area and the overall appropriateness of the zoning requested.

Response: We have intensely studied and balanced the compatibility of this project with the surrounding residential neighborhoods with consideration of the heavy impact of the interstate and surrounding commercial developments. Our goal is to provide a project that meets the guidelines set forth in the Comprehensive Plan, reasonably fits in with the characteristics of the neighborhood, is a high quality feasible development, and is ultimately sustainable. We have further expanded upon this under Comment 13.

Comment 5. Address the compliance of this request with the City's Comprehensive Plan and policies – including the lack of transitional land uses. Note that a green buffer is not a transition of land use.

Response: We believe that we are following the City's Comprehensive Plan and Policies as it pertains to transitional land use for the following reasons:

From East to West

- This plan will maintain a Single-Family residence on .75 acres.
- This plan then transitions to a 5.25 acre "land preservation" area that abuts the .75 acres and 1410 Schoettler Road. We do not believe that further villa or condo development of that site (1420 Schoettler Road and 15000 South Outer 40) is consistent with the wishes of the residents.
- The area then transitions to a Single-Family residence (not a part of this submission). The site is designated Multi-Family on the Comprehensive Plan
- There is then a 3 acre open area adjacent to 1410 Schoettler Road.
- The plan then further transitions into lesser density garden style units spread over 10.55 acres with suburban/residential characteristics.
- Lastly, the plan transitions into two midrise buildings that sit adjacent to the interstate.

- Collectively the plan contains a Single-Family residence, a dedicated 5.25 acre green space component to the city, an additional 3 acre green space, 4 garden style lower density units, and 2 midrise higher density units. This represents a variety of land uses.

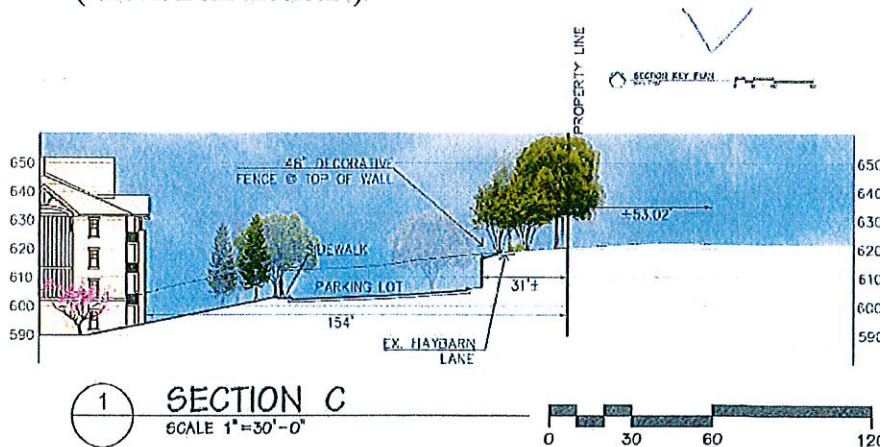
Comment 6. Provide information regarding the impact of this proposal on property not included in this petition but bordering it on both sides (1410 Schoettler Road).

Response: Much time and consideration has been given to this. We understand the concerns of Mrs. Mastorakus and the planning commission. Our last submission included the 6 acres to the east of 1410 Schoettler Road. We have further modified those 6 acres to subdivide out the .75 acre single-family home, and will dedicate the remaining 5.25 acres to the city.

In addition, we have made significant modifications to the property line between 1410 Schoettler and the residential garden building. This includes the elimination of an entire building and associated parking and the elimination of the retaining wall abutting the property. This below modification is best illustrated on the images below that compare the prior submission to the revised one.

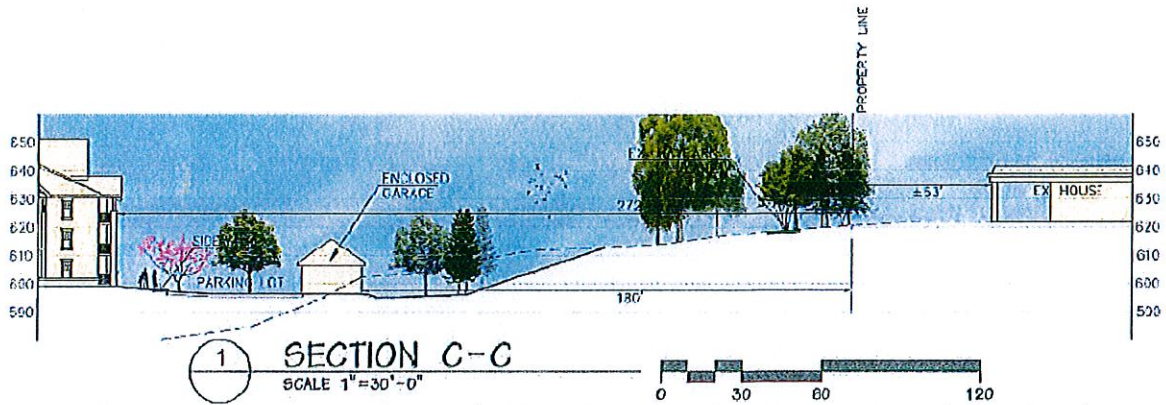
This image represents the old plan.

- 1) The old plan showed +/-31ft from the property line to the retaining wall/parking lot.
- 2) The old plan contained a 12ft retaining wall.
- 3) The old plan showed +/-154ft from the property line to the edge of the garden unit (+/207ft from the house).



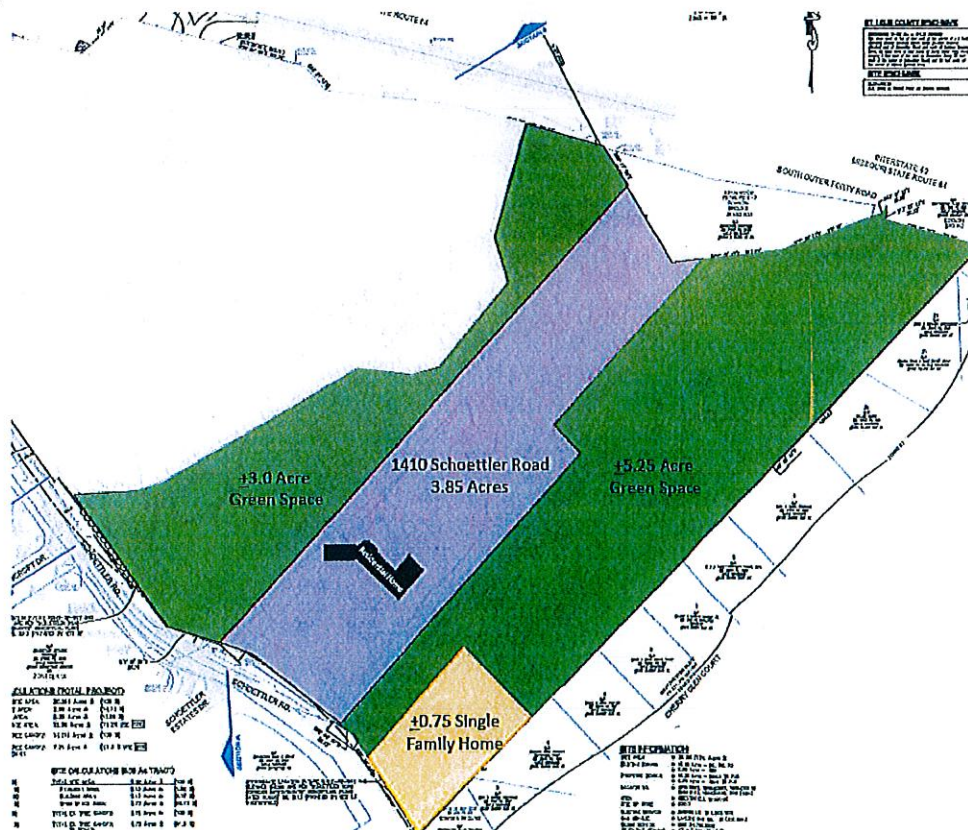
This image represents the new plan.

- 1) This plan shows +/-180ft from the property line to the edge of the enclosed garage. Increase of +/-150ft.
- 2) No retaining wall.
- 3) This plan shows +/-270ft from the property line to the edge of the garden unit (+/-323ft from the house). Increase of +/-116ft.



It is also important to point out that the finished floor elevation of the garden building sits +/- 20ft below the finished floor elevation of the Single-Family home and +/- 323ft from one building to the other.

1410 Schoettler Road is a +/- 3.85 acre single-family residence. This plan eliminates 6 acres of Multi-Family development from future development to the east and adds another 3 acres of open space to the west. This collectively surrounds the +/- 3.85 acre estate with +/- 8.25 acres of open/green space and an existing .75 acre single-family residence. See image below. We believe that this represents an extraordinary effort to maintain the existing environment around this Single-Family residence while maintaining the objectives of the Comprehensive Plan.



Comment 7. Provide information regarding the appropriateness of the PUD zoning designation, particularly in regards to the PUD design feature pertaining to the preservation of natural topography on the 14 acre tract of land that is shown to contain all new construction proposed by this project. Address the compatibility of the multi-family land use with the existing surrounding land use patterns.

Response: The P.U.D. is a total of 20.3 acres. There is a total of 2.46 acres undisturbed on the 14.3 acres. The existing topography requires grading and stabilization for any type of development to occur on the property. There exist severely eroding drainage swales that are causing substantial silt runoff downstream, causing adverse aquatic life within the Creve Coeur Creek Watershed. In order to not have any vehicular access (except emergency) to Schoettler Road, Land Disturbance is necessary to accommodate an access drive from South Outer 40. The overall non-disturbance (7.71 acres or 38%) on this project is substantial, and in combination with open space (greater than 70%) discussed in the next comment, makes this project appropriate under the P.U.D. Designation.

Comment 8. Green (Open) space is not dispersed throughout the entire development as required by the PUD district regulations, but rather is heavily concentrated on a portion of the 6 acre tract. Please address.

Response: The following tables indicate the open space percentages and quantities as distributed between the 14.3 acre and 6.0 acre tracts. Our revisions to the Preliminary Plan have created additional Green (Open) Space and it is further dispersed through the 14.3 acre component of the development as shown below.

A.) SITE CALCULATIONS (14.296 Ac. TRACT):

Total Site Area:	14.296 Acres +/-	(100%)
Pavement Area:	2.89 Acres +/-	(20.2%)
Building Area:	2.12 Acres +/-	(14.8%)
Open Space Area:	9.29 Acres +/-	(65%)
Total Ex. Tree Canopy:	9.70 Acres +/-	(100%)
Total Ex. Tree Canopy to Remain:	2.29 Acres +/-	(23.6%)

NOTE: Future ROW Dedication to City: 0.32 Acres +/-
Tree Canopy Impact from Future ROW 0.29 Acres +/-

B.) SITE CALCULATIONS (6.00 Ac. TRACT):

Total Site Area:	6.00 Acres +/-	(100%)
Pavement Area:	0.10 Acres +/-	(1.66%)
Building Area:	0.13 Acres +/-	(2.17%)
Open Space Area:	5.77 Acres +/-	(96.17%)
Total Ex. Tree Canopy:	5.15 Acres +/-	(100%)
Total Ex. Tree Canopy to Remain:	4.72 Acres +/-	(91.6%)

NOTE: Future ROW Dedication to City: 0.13 Acres +/-

C.) SITE CALCULATIONS (TOTAL PROJECT):

Total P.U.D. SITE AREA:	20.296 Acres +/-	(100%)
Pavement Area:	2.99 Acres +/-	(14.73%)
Building Area:	2.25 Acres +/-	(11.09%)
Open Space Area:	15.06 Acres +/-	(74.2% USE (70%))
Total Ex. Tree Canopy:	14.215 Acres +/-	(100%)
Total Ex. Tree Canopy to Remain:	7.01 Acres +/-	(49.3% USE (45%))

Comment 9. Concerns were raised regarding a reported endangered animal (Blanding's Turtle) that was found in Creve Coeur Creek watershed. Please indicate how you will address this in accordance with applicable state and federal law.

Response: This project has been submitted and is in the process of being reviewed by the U.S. Army Corps of Engineers (USACE) thru the Section 404 Individual Permit Process. An Individual Section 401 Water Certification has been received from the Missouri Department of Natural Resources (MDNR). As part of the USACE permit review process, an assessment of impacts on Threatened and Endangered (T&E) Species is being conducted. At this time, neither the USCAE, U.S. Fish and Wildlife Service (USFWS) or Missouri Department of Conservation (MDC) has presented concerns over project impacts on this species. Furthermore, SCI Engineering, Inc. (SCI) has consulted the MDC Natural Heritage Review and USFWS Information, Planning, and Conservation (IPaC) for State and Federally listed T&E species guidance on the project site. A Level 1 MDC Heritage Review Report was received for the project which indicated that no records of state listed T&E species are known to occur on the site.

Per the Missouri Department of Conservation website, the Blanding's Turtle can only be found in a few counties in extreme northeastern Missouri. Source:
https://mdc.mo.gov/sites/default/files/downloads/magazine-article/Missouris_Turtles.pdf

Missouri Distribution: Occurs in a few counties in extreme northeastern Missouri and one county in extreme northwestern Missouri



Comment 10. Please address the compatibility of the proposed development with the existing character of the area.

Response: Please see Comment 3.

Comment 11. Explain how stormwater runoff will be addressed in addition to MSD's regulations.

Response: **STORMWATER MANAGEMENT SYSTEM:** The results of Preliminary Stormwater Management System Design (Wet Lake and Bio-Retention Basins), in the area of development, is as follows:

2-Year 24-Hour Post-Developed Discharge = 7.46 cfs < 22.83 cfs Predeveloped,
a 67% decrease.

100-Year 24-Hour Post-Developed Discharge = 34.40 cfs < 83.92 cfs Predeveloped,
a 59% decrease.

Stormwater Management

Stormwater Management systems are designed to meet MSD 1.14" Runoff Volume Reduction and Water Quality Treatment Requirements. The BMPs (Best Management Practices) are enhanced with sustainable and aesthetically-appealing landscaping. Bio-retention Basins/Rain Gardens are proposed for treatment of Water Quality Volume, prior to discharge to the dry Detention Basin. Three (3) Bio-retention Basins, and one (1) Wet Lake Detention Basin are proposed.

Comment 12. While future ROW dedication is shown on the Preliminary Plan, concerns remain regarding the impact of this development on Schoettler Road. Provide information pertaining to the project's impact on current and future conditions.

Response: This project proposes to regrade the eroding open drainage adjacent to Schoettler Road. The ultimate Schoettler Road Section will be graded, including the installation of the sidewalk, retaining wall, fence, and enclosed storm sewer system or escrow funds as directed by the City. In addition, the necessary R.O.W. shall be dedicated to the City across the site frontage.

Comment 13. Due to continuing concerns regarding the density you are proposing for this development, please indicate if the Petitioner would consider amending the zoning petition to the "R-6A" Residence District in order to reduce the density.

Response: We have considered several alternatives, including an application for R6A. Under this scenario, we cannot provide the same high-end residential development and the nature of the development would change. We believe that this would be inconsistent with the wishes of the residents, commissioners, and development team. Our reasons for this concern are as follows:

- Certain economies of scale would be lost and we would be forced to reduce the quality of the finishes of the development.
- We would be forced to eliminate the midrise buildings due to high costs.
- We would be forced to push our buildings away from the highway towards the more developable (flatter) ground along Schoettler and 1410 Schoettler Road. This ground is less expensive to develop.
- We would be forced to abandon the bridged entrance along the outer road.

- We would be forced to split the development between the 14.3 acre site and the 6 acre site, which would create two entrances off of Schoettler Road. It would also move residential buildings adjacent to the subdivision to the east.
- We would be forced to eliminate the Single-Family residence and the 5.25 acre city donation.
- Open space would be eliminated on both sides of 1410 Schoettler Road.
- Schoettler Road would become the main access/egress points.
- Our finishes package would ultimately be reduced.
- We would not apply for approval with a P.U.D. because we would not be able to provide the same quality standards.

It is important to note that our latest submission does not reduce quality even though we are reducing unit count.

Please note that the Comprehensive Plan Designation of "Multi-Family" allows for a range from R6A (221 units) to R8 (1,768 units). Our plan calls for 252 units, or 14% of the maximum units allowed. Conversely R6A would allow 12.5%.

We do believe that through building and site design, we have achieved a plan that is sustainable fronting I-64 and transitional to the surrounding residential Single-Family homes.

Comment 14. It has been reported that Creve Coeur Creek experiences overflows during heavy rain events. How will the proposed development impact this problem?

Response: Response to Comment #11 demonstrates the reduced Post-Developed Runoff from the Pre-Developed Conditions.

Comment 15. What is the size of the lot you are proposing for the single-family home located at 1420 Schoettler Road and how does this impact your area of deed restricted greenspace? Be advised that the ordinance will restrict this lot to one single-family home and no other uses will be permitted on this site.

Response: The project proposes the Single-Family home to be located on .75 acre of land. The balance of 5.25 acres will be dedicated to the City of Chesterfield as permanent open space.

Comment 16. Consider increasing the landscape buffer along the property line shared within 1410 Schoettler Road. Note that the thirty foot required landscape buffer is a minimum requirement.

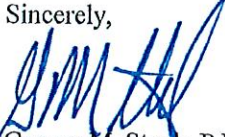
Response: See Comment 6 response. We are confident that our responses to comments are proactive and consistent with the goals and objectives of the Comprehensive Plan and in response to public comments.

Hopefully, the additional information addresses the comments contained in your 9/30/16 letter. Should you have any further comments and/or questions, please feel free to contact me.

November 4, 2016
CITY OF CHESTERFIELD
Page 12 of 12

As always, we greatly appreciate your assistance and cooperation.

Sincerely,



George M. Stock, P.E.,
President

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Mr. Josh Barcus, P.E., Associate