



LETTER OF OPPOSITION

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

To Whom It May Concern:

I am Marlene Lischwe, a Chesterfield resident living at for 29 years  
14703 Deerhorn Dr. Chesterfield Mo. Greenleaf Estates.

As part of PRESERVE SCHOETTLE, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is **not consistent** with the broader intent of the Chesterfield Comprehensive Plan policies that states multiple-family residences tend to be **clustered together in large developments** near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, **isolated from single-family residences**.

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

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

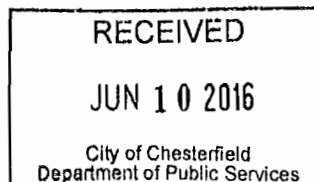
Other Ask the developer to look for land along  
Chesterfield Parkway.

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,  
Marlene Lischwe

Phone: 314-402-6530

Email, Mail or Hand Deliver this signed letter to Jessica Henry:  
Jessica Henry, Project Planner  
Planning and Development Services Division  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017  
[jhenry@chesterfield.mo.us](mailto:jhenry@chesterfield.mo.us)





LETTER OF OPPOSITION

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

To Whom It May Concern:

I am Daniel Lischwe a Chesterfield resident living at 14703 Deerhorn Greenleaf Estates.

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is **not consistent** with the broader intent of the Chesterfield Comprehensive Plan policies that states multiple-family residences tend to be **clustered together in large developments** near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, **isolated from single-family residences**.

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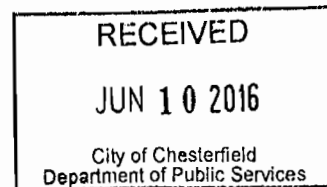
Other \_\_\_\_\_

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully, *Daniel Lischwe*

Phone: 636 537-4074

Email, Mail or Hand Deliver this signed letter to Jessica Henry:  
Jessica Henry, Project Planner  
Planning and Development Services Division  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017  
[jhenry@chesterfield.mo.us](mailto:jhenry@chesterfield.mo.us)



**LETTER OF OPPOSITION**

JUN 10 2016

City of Chesterfield  
Department of Public Services

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

To Whom It May Concern:

I am Burcin Akkaya a Chesterfield resident living at 1437 Sycamore Manor Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

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

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

Other: I'm a registered Civil Engineer who has worked on several land development & subdivision projects and I think this rezoning is not beneficial to public in any way

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

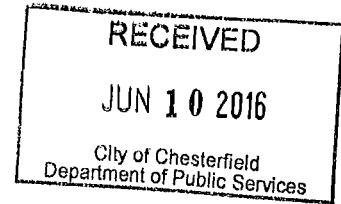
Respectfully,

Burcin Akkaya

Phone: \_\_\_\_\_

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

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



1517 Royal Crest Court  
Chesterfield, Missouri 63017  
June 8, 2016

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

Dear Ms. Henry,

I have never written a letter to a government official regarding a planned development, but I feel the 40 West Luxury Living development proposal warrants a letter of opposition at this time. My wife, daughter, and I live at 1517 Royal Crest Court in the Royal Wood subdivision, just east of the planned development.

The development is poorly conceived and an insulting affront to the current residents of Chesterfield based upon the following:

- It totally subverts and transgresses the feel and tone of Chesterfield, a long-standing, beautiful and elegant community of single-family homes.
- It will induce conceivably monumental gridlock at the Schoettler Road – South Outer 40 Road – Chesterfield Parkway intersections.
- It will totally erode one of the last beautiful landscapes remaining in Chesterfield along the South Outer 40 Road.

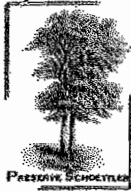
Are we going to fall prey to the insidious toxicity of runaway over-development of our community, all in the name of egregious greed and another lucrative opportunity for disinterested, uncaring developers? No current or future Chesterfield resident prospers in this project.

Please consider the livelihood and investment of current Chesterfield residents and kindly do not grant the acceptance of the project to proceed.

Sincerely,

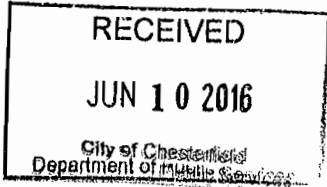
A handwritten signature in cursive script that reads "Jim Middleton".

Jim Middleton  
636-328-2539  
jmiddlet@charter.net



**LETTER OF OPPOSITION**

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



To Whom It May Concern:

I am Hugo & Pat Jimenez, a Chesterfield resident living at 1501 Mallard Pointe Ct. 63017

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

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

- \* • The loss of neighborhood and community character;
- A decrease in the market value of my home;
- \* • Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- \* • This type of apartment complex does not fit into the single family neighborhood.
- \* • Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other \_\_\_\_\_

*\*Special emphasis*

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,

Hugo & Patricia A. Jimenez

Phone: 636-812-2224

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

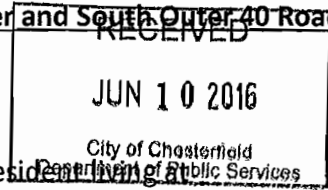
Jessica Henry, Project Planner  
Planning and Development Services Division  
City of Chesterfield  
690 Chesterfield Parkway West Chesterfield, MO  
63017 [jhenry@chesterfield.mo.us](mailto:jhenry@chesterfield.mo.us)



**LETTER OF OPPOSITION**

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

To Whom It May Concern:



I am Doug Lanson, a Chesterfield resident living at

1531 Deerhorn Drive Chesterfield MO 63017

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is **not consistent** with the broader intent of the Chesterfield Comprehensive Plan policies that states multiple-family residences tend to be **clustered together in large developments** near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, **isolated from single-family residences**.

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- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to a type of structure.

Other \_\_\_\_\_

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,

Phone: 636-530-8821

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

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

RECEIVED  
JUN 10 2016  
City of Chesterfield  
Department of Public Services

LETTER OF OPPOSITION



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

To Whom It May Concern:

I am Melinda Lanson, a Chesterfield resident living at

1531 Deerhorn Drive Chesterfield MO 63017.

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is **not consistent** with the broader intent of the Chesterfield Comprehensive Plan policies that states multiple-family residences tend to be **clustered together in large developments** near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, **isolated from single-family residences**.

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- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other \_\_\_\_\_

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,

Melinda Lanson

Phone: 636-530-6821

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

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

**RECEIVED**  
City of Chesterfield

**Jun 10 2016**

Department of Public Services

June 10, 2016

Jessica Henry, Project Planner  
Planning and Development Services Division  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

Dear Ms. Henry,

I am Laura Browder, a Chesterfield resident living at 15315 Grantley Dr. in the Westfield Farms subdivision, just off Schoettler Road. I am writing to express my opposition to the proposed rezoning and development at the corner of Schoettler and South Outer 40 roads. I am concerned about:

- the safety of my family due to increased traffic on Schoettler
- the potential decrease in the market value of my home
- the loss of green space, mature trees and the natural habitat for deer and other wildlife

Schoettler is already dangerous in that area due to blind spots, no shoulders and few sidewalks. When driving, it is difficult to enter and exit Highcroft, as well as get onto Chesterfield Parkway East, especially during rush hour. In addition, my family frequently walks along Schoettler and Highcroft and has to constantly pay attention to the cars on these roads. Additional traffic from 200+ apartment buildings would only make things worse.

Please consider alternatives to the proposal, such as single-family housing, that would result in fewer negatives for my family.

Sincerely,

LB

Laura Browder



June 10, 2016

Jessica Henry, Project Planner  
Planning and Development Services Division  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

Dear Ms. Henry,

I am Raymond Browder, a Chesterfield resident living at 15315 Grantley Dr. in the Westfield Farms subdivision, just off Schoettler Road. I am writing to express my opposition to the proposed rezoning and development at the corner of Schoettler and South Outer 40 roads. I am concerned about:

- the safety of my family due to increased traffic on Schoettler
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Please consider alternatives to the proposal, such as single-family housing, that would result in fewer negatives for my family.

Sincerely,

RB

Raymond Browder

Jessica Henry

---

From: away\_cruising <away\_cruising@yahoo.com>  
Sent: Friday, June 10, 2016 3:06 PM  
To: Jessica Henry  
Subject: Oppose rezoning for apartments at Schoettler and 40  
Attachments: Oppose rezoning June 2016.docx

Please see the attached letters of opposition to the proposed rezoning at the corner of Schoettler Rd and Highway 40/64.

I suggest that all members of the Planning and Zoning Commission and others who will vote on this issue drive around the area several times -- making a right onto Outer 40 from Schoettler, making both a right and a left onto Chesterfield Parkway East from Schoettler (using the spur), and making a left onto Highcroft when driving north on Schoettler. Be sure to do it during rush hour or at night. How safe do you feel? Also, picture your kids walking there.

I know that the current lay-out for the property does not call for an entrance/exit driveway onto Schoettler, but traffic will still increase there. How will all these new tenants get to their apartments? Here's just one example: Schoettler makes a great approach from the South. If a tenant has to make a right out of the complex onto South Outer 40, where will they shop? Perhaps head down to 141 to Clayton, where you can find Target, Whole Foods, McDonald's and lots of other shops. Then, complete the circle to return home by heading up Schoettler. (This also means that they are spending their money outside of the city of Chesterfield!)

Please vote no on the zoning change for this location!

Thanks,

Laura

To Whom It May Concern:

I am RICHARD BERGER, a Chesterfield resident living at 1227 HEFFINGTON DR. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

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

- The loss of neighborhood and community character (single family homes all around the proposed site).
- A decrease in the market value of my home.
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- Other: \_\_\_\_\_

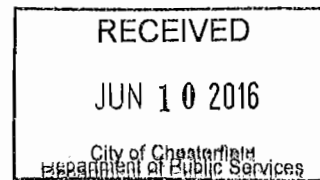
Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

Respectfully,

Richard P Berger  
Phone: 636-532-3075

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

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



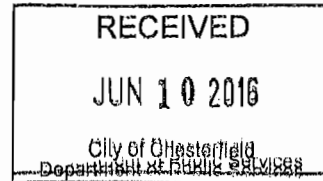
Date: Friday, June 10, 2016

To: Mayor Bob Nation

From: Rory Paul / Helen Humphrey

14792 Timberbluff Drive

Chesterfield, Mo 633017



**Subject: Proposed Schoettler Road Rezoning**

Dear Mayor Nation

I am writing to you to express my opposition to the proposed rezoning of the parcel of land at the corner of Schoettler Road and the South Outer 40.

The reason for my opposition is as follows:

- A. Rezoning of this parcel to R6 residence district without safeguards can negatively impact the home values for hundreds of residents.
- B. Increased traffic at the intersection of the South Outer 40 and Timberlake Manor Parkway would negatively impact the residents of the Thousand Oak subdivision.

With regards to my concerns of property devaluation: The developer has effectively requested a free hand to develop this parcel as he sees fit. The current "luxury 280 unit" proposal in my opinion is a disingenuous attempt to cram as many units onto the smallest possible piece of land for maximum financial return. Looking at the plans with the majority of buildings not having elevators, the small percentage with garages and the lack of recreational facilities, such as a pool, one can only come to the conclusion that the inclusion of the term "luxury" was a feeble attempt at best to make this proposal more palatable to the community. The developer's behavior in this regard should be a red flag for the city as to his intentions.

We, the residents, will face a potential decrease in our property values from this development. Effectively we will be subsidizing the very limited benefits to the City through a decline in our property values. This will not be a short term issue and as the development ages and the developer / owner potentially struggles to maintain occupancy, the property will go into decline and the impact on home values in the area will become even more acute. Current occupancy and turnover rates in the areas existing multi-unit complexes need reviewed and taken into account. Does the city of Chesterfield really need more high density housing? Does the demand exist? Let us also consider the fact that the area's biggest employer, Monsanto, may well not be in the area in 10 years' time if its acquisition by Bayer takes place. So who will be renting these units? In addition to this, the area has a looming problem with the mall which is in decline, and this combined with a high density housing project could become a major issue for the city.

Chesterfield has managed to keep a successful balance between residential and commercial interests in the city and so the inclusion of a large number of densely packed housing units on this piece of land, could effectively become a cancer which its residents will have to suffer long into the future with a disproportionate demand on city services and little in the way of contribution to the city coffers. Please do not be the City administration that introduces that cancer.

Yours Sincerely

Rory Paul / Helen Humphrey

To Whom It May Concern:

I am Barbara Berger, a Chesterfield resident living at 1777 Helffsholm Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

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

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- Other: \_\_\_\_\_

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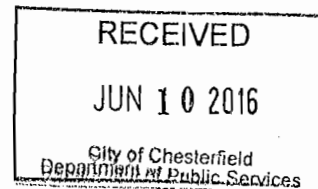
Respectfully,

Barbara Berger

Phone: 636-532-3075

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



To Whom It May Concern:

I am Barbara Berger, a Chesterfield resident living at 1777 Helffington Dr. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

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

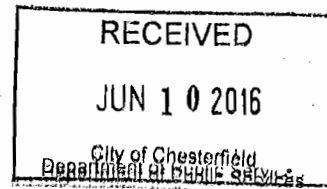
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Respectfully,

Barbara Berger

Phone: 636-532-3075

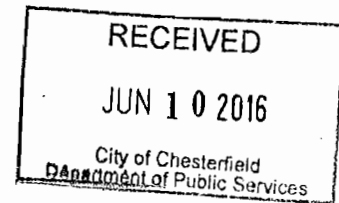


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Jessica Henry, Project Planner  
Planning and Development Services Division  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017  
[jhenry@chesterfield.mo.us](mailto:jhenry@chesterfield.mo.us)

June 10, 2016

Jessica Henry, Project Planner  
Planning and Development Services Division  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017



Dear Ms. Henry,

I am Raymond Browder, a Chesterfield resident living at 15315 Grantley Dr. in the Westfield Farms subdivision, just off Schoettler Road. I am writing to express my opposition to the proposed rezoning and development at the corner of Schoettler and South Outer 40 roads. I am concerned about:

- the safety of my family due to increased traffic on Schoettler
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Please consider alternatives to the proposal, such as single-family housing, that would result in fewer negatives for my family.

Sincerely,

RB

Raymond Browder



Jessica Henry

---

From: EUGENE LaBARGE <geneojudy@sbcglobal.net>  
Sent: Saturday, June 11, 2016 1:48 PM  
To: dmidgey@cbgundaker.com; Jessica Henry; Bob Nation; dhurt@chestefield.mo.us;  
Karen.Roach@senate.mo.gov  
Subject: [QUAR] PROPERTY AT SCHOETLER AND SOUTH OUTER 40  
Importance: Low

PLEASE BE ADVISED THAT WE ARE VERY MUCH OPPOSED AT THE PROPOSED REZONING OF THIS PROPERTY.  
THERE IS ALREADY AN EXTENSIVE AMOUNT OF TRAFIC AT THIS JUNCTURE FROM TRAFIC COMING FROM THE VARIOUS STREETS COMING INTO SCHOETLET. THIS APARTMENT COMPLEX WILL GREATLY AFFECT HOME VALUES NEGATIVELY. THIS PROPETY IS A SAFE HAVEN FOR OUR ANIMAL POPULATION

MR AND MRS EUGENE LABARGE.

Jessica Henry

---

From: jarozycki@aol.com  
Sent: Saturday, June 11, 2016 2:04 PM  
To: Jessica Henry; Bob Nation; Bridget Nations; Guy Tilman; Randy Logan; sue.allen@house.mo.gov; karen.roach.senate@senate.mo.gov  
Subject: Rezoning of Schoettler and South Outer 40

Good afternoon,

I live in Westfield Farms subdivision located a quarter of a mile from the access ramp to Hwy 64/40. Right now it takes the patience of a saint and the courage of a dare devil to get out of my subdivision. I have lived here for more than 30 years and have watched the increased in traffic on Schoettler, Highcroft, Grantley and Schoettler Valley. These are all short cuts to Hwy 40 and even the reduction of the speed limit to 30 mph has not slowed these raceways. There is an elementary school on Highcroft and a family swim pool at Schoettler Valley/Highcroft. There is a lot of pedestrian traffic with children not to mention the dog walkers and bicycles. There is also none stop car activity already.

Rezoning the property at Schoettler and South Outer 40 area that close to the highway is not appropriate for the area. Please consider alternatives to build at this site that does not require rezoning. Please let my subdivision and all single family residences in the area continue to enjoy a safe, quiet, friendly environment to raise our families.

Thank you,  
Jean Rozycki  
15315 Doverfield Ct.  
Chesterfield, 63017  
(636)532-0853

Jessica Henry

---

From: Carol Johns <caroljohns08@charter.net>  
Sent: Saturday, June 11, 2016 2:09 PM  
To: Jessica Henry  
Subject: proposed rezoning at Schoettler Rd.

We are opposed to the rezoning of property at Schoettler and South Outer 40 roads for multifamily residence. This type of apartment complex does not fit into the single family neighborhood.

We are hoping the City of Chesterfield gives the nearby residence an opportunity to express our concerns. Thank you.

Carol and Hugh Johns  
1783 Heffington Dr.  
Chesterfield, Mo 63017

Jessica Henry

---

From: Guy Tilman  
Sent: Saturday, June 11, 2016 4:05 PM  
To: Dan and Donna Corder  
Cc: Jessica Henry  
Subject: Re: Apartment Rezone

Thank you Donna for your letter letting us know how you feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, so that your letter will be included as part of the public record for this project. Thank you for taking the time to let us hear from you.

Best regards,

Guy Tilman

Sent from my iPad

On Jun 9, 2016, at 8:23 PM, Dan and Donna Corder <[thecorders@hotmail.com](mailto:thecorders@hotmail.com)> wrote:

Regarding the petition to rezone land for an apartment complex at Schoettler and South Outer 40, I am very concerned about apartments being built because of public safety and traffic safety issues. I know that the proposed project will decrease my property values. I know the beautiful trees that quite the highway traffic noise will be cut down. I know these trees decrease storm water runoff and air pollution. But, some things are more important than home values and trees.

As a long time homeowner of a home on Heffington, I will be two blocks from the proposed apartment complex. When this proposed project is being considered, I would like consideration to be given to the current traffic issues surrounding Highcroft School. School children use the school grounds year-round. They walk to the school to go to school or the bus stop at the school. They walk to school to use the playground and basketball hoops. They rollerblade and bike the grounds. On snow days, they sled the hill on the back of the school. They walk to evening scout events. Their safety should be important when a new project that brings several hundred more cars to the area is being proposed.

Currently, Highcroft School has only enough parking for school staff. Visitors to the school often park on Highcroft Drive or Heffington. Parents picking up or delivering children to school often back up off the parking lot and sit on Highcroft Drive waiting to get on the school lot and make their pickup or drop-off. This congestion is happening with the current traffic patterns. When traffic increases for the proposed apartment complex, problems will be multiplied. Recently, I spent more than 5 minutes waiting behind school parents on Highcroft Drive as I tried to get home on Heffington. Occasionally school events bring

family members of the school children to school. When this happens, Highcroft Drive and surrounding streets are parked full of cars on both sides of the streets. I suspect that a fire truck could not get down our street because it is not wide enough to allow two parked cars and a fire truck. This problem should be address before any additional traffic is added to the neighborhood congestion. Perhaps a no parking zone could be enforced on Highcroft and Heffington or the streets could be widened or Highcroft Drive could be made a one way street.

Highcroft Ridge School is very aware of the traffic congestion. This year they sent homeowners in the area a postcard warning them of the traffic issues. A copy of the postcard follows this note.

Currently, Schoettler Road has a dangerous curve between Hay Barn and Highcroft Drive. I have noticed traffic accidents on several occasions at Highcroft and Schoettler. I have been rear-ended at this intersection. Research should be done to determine the number and frequency of accidents in this area. We all know that the accident rate will increase with increased traffic.

Please keep the current zoning as it is. This property was zoned correctly when it was zoned single family.

Thank you for your consideration.

Donna Corder  
1753 Heffington Dr.

<image001.jpg>

Jessica Henry

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From: Guy Tilman  
Sent: Saturday, June 11, 2016 4:06 PM  
To: Jeanette Piromsuk  
Cc: Jessica Henry  
Subject: Re: Rezoning at Schoettler and South Outer 40

Thank you Jeanette for your letter letting us know how you feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, so that your letter will be included as part of the public record for this project. Thank you for taking the time to let us hear from you.

Best regards,

Guy Tilman

Sent from my iPad

On Jun 9, 2016, at 7:04 AM, Jeanette Piromsuk <[JPNECKCAR@msn.com](mailto:JPNECKCAR@msn.com)> wrote:

Councilmember Guy Tilman:

I am Jeanette Piromsuk, a Chesterfield resident living at 15333 Grantley Drive. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. My opposition is based on the following potential/probable negative effects:

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

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

Respectfully,

Jeanette Piromsuk

636-778-0667

Jessica Henry

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From: Mctc5496a <mctc5496a@aol.com>  
Sent: Sunday, June 12, 2016 8:34 PM  
To: Jessica Henry  
Subject: Opposition to Schoettler and 64 Rezoning

Ms. Henry,

My name is Teresa Clark, I have lived at 14806 Lupine Ct in Chesterfield for 10 years.

Please do not allow apartments at Schoettler and Hwy 64.

We have enough traffic and accidents at that intersection without another 500 people crammed in that spot. This is a single family area and should remain single family.

Please contact me if you have questions.

Thanks.

Teresa Clark



Jessica Henry

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From: Ramona <gill8mona@gmail.com>  
Sent: Sunday, June 12, 2016 7:46 PM  
To: Jessica Henry  
Cc: Aimee Nassif; Guy Tilman; Bridget Nations; Dan Hurt  
Subject: Luxury Apartment complex at Schoettler & So. Outer 40

June 10, 2016

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

I am writing in opposition to the proposed rezoning and plan for rental units to be built at Schoettler Road and South Outer 40.

We have lived in West Ridge Estates off of Schoettler Road for 35 years. It is one of the two ways out of our subdivision.

I can't imagine rental apartments being sandwiched between the South Outer 40 and Schoettler on this small triangle of green. It will cause traffic, noise, dust, displacement of deer into our neighborhood, plus encourage more growth of the South Outer 40 with more loss of green.

Traffic will increase at Schoettler and South Outer 40, Timberlake Manor bridge at South and North Outer 40 Roads. And will greatly increase at Chesterfield Parkway East at North Outer 40, which already backs up. Schoettler Road and Chesterfield Parkway East at South Outer 40 will be the only entrance for this property.

Noise will get worse with removal of this green tree area. Traffic noise keeps increasing. When the highway ramps were put in this location we were told being down a hill would buffer noise. Well, it has not. I do not think a 30% tree stand where it is shown in the plans will buffer noise. This project will increase noise and light. This area is our green buffer now.

Please keep our neighborhood green and safe. This 30% tree stand will be bare have the year. There already is a problem with deer. They are coming to our streets and yards now. This will only increase.

This property should only be single family zoning. Please take all this in consideration. Particularly since the request is for R-6 zoning.

Ramona Gillespie

James Gillespie

Jessica Henry

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From: Aimee Nassif  
Sent: Sunday, June 12, 2016 11:26 AM  
To: Guy Tilman; Bob Nation; Bridget Nations  
Cc: Mike Geisel; Jessica Henry  
Subject: FW: KU Development Schoettler & 40

Good morning,

thank you for your email regarding this project pending before the City. Your concerns and questions regarding the future density and Comprehensive Plan are shared by many. We will be placing your letter in the project file so it can be made officially a part of the record and distributed to the full City Council and Planning Commission.

This petition is still in the early stages of discussion and is not yet scheduled for any recommendations or further review by the Planning Commission. However, when the next meeting date is known we will post it on the City's website if you would like to attend. the link for our active project database is here for you

<http://www.chesterfield.mo.us/active-projects.html>

The project planner on this project is Jessica Henry. I have copied her here on this email so that you can have her email address if you have any other questions.

We appreciate you taking the time to send this in to the City. Thank you

Aimee

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

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From: CAutomo200@aol.com [CAutomo200@aol.com]  
Sent: Saturday, June 11, 2016 8:10 PM  
To: Aimee Nassif  
Cc: Bridget Nations; Guy Tilman; Bob Nation  
Subject: KU Development Schoettler & 40

Chesterfield Planning & Zoning staff,  
Our elected Council members,  
Mayor Bob Nation

I live at 1399 Schoettler Rd, roughly 75 feet away from the proposed rezoning/KU development, "Luxury apartment development"

The biggest issue I have, is that our home is on the market...We are somewhat "empty nesters", and are looking to downsize. We have purchased another property in Chesterfield and are planning to move.

We have had several families look at our home...and love everything about it...but they are worried about what is going to happen on the subject property. They don't know what the City will allow, and how it will impact the neighborhood...One

couple in particular is waiting to see, as they don't want to make a large investment, only to perhaps find the land across the road being loaded with high density apartments.

It's a sad to think that the sale of our home is being hindered by the possibility that a 280 unit apartment complex could be built so close to our home. **Clearly it is already impacting us in a very serious way.**

**I don't believe that the comprehensive plan ever considered a project with this kind of density**...nor does it "fit" with the surrounding development....nowhere else in the city does this exist. There are Villa homes in Oak Tree Estates, and 2 story Apartments in Schoettler Village...the rest is residential single family homes.

I certainly don't oppose development, but there has to be a vigilant approach to protect the green space, make sure any proposed development is **consistent** with the surrounding residential area...and does not cause a financial impact "reduce values" in the neighborhood that we have all worked hard & invested in.

Please protect our homeowners & the value of our neighborhood.

Sincerely,

Mark & Stacy Schenberg

Jessica Henry

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From: James Quicksilver <jamesquicksilver@yahoo.com>  
Sent: Sunday, June 12, 2016 11:04 AM  
To: Jessica Henry  
Subject: Preserve Schoettler

Ms. Henry, my name is Jim Quicksilver, and I have lived off of Schoettler road for the last 16 years. I'm writing to voice my opposition to the apartment complex that is being considered at the corner of Schoettler and outer 40. We live in a society dominated by GREED! From Wall Street, to the Insurance business, to Big Pharmaceuticals. The average person is sick of it! I can see only one reason for the City of Chesterfield to approve this plan and allow an apartment complex to destroy the character of our community, GREED. We have all had enough of that! I'm sure you have as well. This project, if allowed to continue, will only cause our home values to drop and increase the traffic on Shoettler. Thank you. Jim Quicksilver

Jessica Henry

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From: Rod Garbo <rodgarbo@yahoo.com>  
Sent: Sunday, June 12, 2016 8:15 AM  
To: Jessica Henry; Aimee Nassif; Barry Flachsbart; Barbara McGuinness; Bridget Nations; Guy Tilman; Randy Logan; Tom DeCampi; Bruce DeGroot; Bob Nation  
Subject: My opposition to the rezoning efforts on Schoettler Road

To all,

I love Chesterfield. I moved here 23 years ago because I believe it provided an ideal environment in which to raise my children. I sent my children to the public schools here, I shop here, I attend public events here, and I am a strong advocate for the area when I meet people that are relocating here.

I have placed trust in you as a government official. This trust extends the belief that you will act in a way that ensures that the beautiful community I have helped to build over the years remains a strong residential community for the families that made it a great place to live.

I strongly oppose the rezoning of the property at Schoettler and South Outer 40 road. If this takes place, commercial interests will be encroaching on the character and substance of our neighborhood and community. The rezoning would decrease the value of my home, add an incredible amount of traffic congestion to the route I use every day, and change the essential character of the neighborhood from permanent residents that contribute to their community, to transient residents that largely benefit commercial interests.

I ask with all due respect that the Rezoning of this area be denied. I am happy to discuss my concerns further, and can be reached at 314 604 2025.

Sincerely

Rod Garbo  
23 year resident  
15442 Highcroft Drive

Jessica Henry

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From: Guy Tilman  
Sent: Saturday, June 11, 2016 4:32 PM  
To: Carol Johns  
Cc: Jessica Henry  
Subject: Re: rezoning on Schoettler Rd.

Thank you Carol and Hugh for your email letting us know how you feel about this project. I have copied Jessica Henry, the City Planner assigned to this project, so that your letter will be included as part of the public record for this project. Thank you for taking the time to let us hear from you.

Best regards,

Guy Tilman

Sent from my iPad

On Jun 11, 2016, at 2:18 PM, Carol Johns <[caroljohns08@charter.net](mailto:caroljohns08@charter.net)> wrote:

We are in opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. This type of apartment complex does not fit into the single family neighborhood. We already have a 300 unit apartment village on Schoettler Valley. Traffic and congestion is already a concern. We are hoping that you will listen to the concerns of the nearby residents.  
Thank you.  
Hugh and Carol Johns  
1783 Heffington Dr.  
Chesterfield, Mo

RECEIVED  
JUN 13 2016  
City of Chesterfield  
Department of Public Services

LETTER OF OPPOSITION

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

To Whom It May Concern:

I am Robin Lemasters, a Chesterfield resident living at

14638 Fairfield Farm Dr. Chesterfield mo. 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

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

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

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

Respectfully,  
Robin Lemasters

Phone: 636-222-8660

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

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

Jun 13 2016

Department of Public Services

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

To Whom It May Concern:

I am Pamela Freiberg, a Chesterfield resident living at618 Packard Drive Chesterfield Mo 63017

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

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

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.

Other \_\_\_\_\_

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

Respectfully,

Phone: 636 394-0238

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

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



Jun 13 2016

Department of Public Services

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

To Whom It May Concern:

I am FREDERICK FREIBERG, a Chesterfield resident living at610 Packerford Dr. CHESTERFIELD, MO 63017.

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

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

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.

Other \_\_\_\_\_

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

Respectfully,

Phone: 636-394-0230

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

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

Jun 13 2016

Department of Public Services

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

To Whom It May Concern:

I am Julie Scharfenberg, a Chesterfield resident living at  
14635 Fairfield Farm Dr, Chesterfield, MO 63017

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

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

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.

Other \_\_\_\_\_

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

Respectfully,

Julie Scharfenberg

Phone: 314-975-2506

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

Jessica Henry, Project Planner

Planning and Development Services Division

City of Chesterfield

690 Chesterfield Parkway West

Chesterfield, MO 63017

[jhenry@chesterfield.mo.us](mailto:jhenry@chesterfield.mo.us)

Jun 13 2016

Department of Public Services

LETTER OF OPPOSITION



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

To Whom It May Concern:

I am Donna Block, a Chesterfield resident living at 15138 Clayton Rd. Chesterfield, MO 63017

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

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

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.

Other \_\_\_\_\_

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

Respectfully,

Donna Block  
Phone: 989-295-2563

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

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



LETTER OF OPPOSITION

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

To Whom It May Concern:

I am Lisa Powers, a Chesterfield resident living at 14554 Britannia Drive.

RECEIVED  
City of Chesterfield  
Jun 13 2016  
Department of Public Services

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

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

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- ✱ Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.

Other \_\_\_\_\_

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

Respectfully, Jana Pave

Phone: 314-406-8500

Email, Mail or Hand Deliver this signed letter to Jessica Henry:  
Jessica Henry, Project Planner  
Planning and Development Services Division  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017  
[jhenry@chesterfield.mo.us](mailto:jhenry@chesterfield.mo.us)

Jessica Henry

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From: Richard Mueller <rjmstl@aol.com>  
Sent: Monday, June 13, 2016 11:05 AM  
To: Bob Nation; Jessica Henry; Barry Flachsbart; Barbara McGuinness; Bridget Nations; Guy Tilman; Dan Hurt; Randy Logan; Bruce DeGroot; sue.allen@house.mo.us.gov; karen.roach@senate.mo.gov  
Subject: Rezoning Schoettler

To Whom It May Concern,

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

For the following reasons, I am totally oppose to this rezoning project.

- a decrease in single home market value
- huge negative increase in traffic on Schoettler & South Outer 40
- destruction of green space with mature trees
- if rezone to R6 and the developer is unable to finance this project this property will be wide open for any type of structure
- the loss of single homes neighborhood and community character due to the transient nature of renters
- too many apartments and cars on a small piece of property.

**As a Chesterfield citizen and Thousand Oaks resident, I strongly recommend that alternatives to build at this site be consider that do not require rezoning and would not result in so many negatives for my family, neighbors and community.**

**Dick Mueller  
14620 Timberlake Manor Court  
314-504-3424**

Jun 13 2016

LETTER OF OPPOSITION



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

To Whom It May Concern:

I am Jessica Potson, a Chesterfield resident living at 1860 Gatemont Drive, Chesterfield, MO 63017.

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

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

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.

Other \_\_\_\_\_

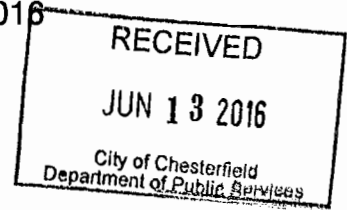
Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure. Please keep this area zoned for single family homes.

Respectfully,  
Jessica Potson

Phone: 636-575-0335

Email, Mail or Hand Deliver this signed letter to Jessica Henry:  
Jessica Henry, Project Planner  
Planning and Development Services Division  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017  
[jhenry@chesterfield.mo.us](mailto:jhenry@chesterfield.mo.us)

June 11, 2016



Dear member of the Chesterfield Planning Commission,

We have been residents of Chesterfield for 38 years, living along Schoettler Road, first in Scarborough West subdivision and currently in Seasons at Schoettler subdivision. Our Chesterfield neighborhood has been a source of happiness for our family due to the beautiful, wooded areas and the lovely homes along Schoettler Road, as well as the character and resources of our whole community.

We are writing to express our opposition to the proposed rezoning and development of the land at the intersection of South Outer 40 and Schoettler Road. We strongly oppose the use of this land for the construction of multiple – family residences. Our opposition is based on several factors. One factor is the knowledge that the proposed development plan is not consistent with the Chesterfield Comprehensive Plan, which is dedicated to maintaining the quality of life in existing neighborhoods. We believe that the proposed apartment complex is not consistent with the quality of the beautiful homes and neighborhoods in the immediate area, and it would adversely alter the environment of this Chesterfield community. Other factors in our opposition to the proposed rezoning and development include the potential for increased traffic congestion, the serious destruction of green space, and the decrease in the market value of homes along Schoettler Road.

Our home is our investment and we do not want to see a multi-family apartment complex, with the accompanying traffic safety concerns, decrease the property value of our home.

In order to maintain the quality of life for many residents of Chesterfield, please do not allow this property to be rezoned to R-6. Please recognize that this land is better suited to the construction of single-family homes.

Thank you for your consideration of this important matter.

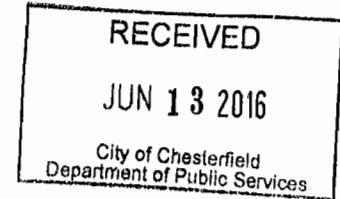
Two handwritten signatures in cursive script. The first signature is "Dennis Saffa" and the second is "Joyce Saffa".

Dennis and Joyce Saffa  
1807 Autumn Glen Court  
Chesterfield, Missouri

636 227-2263.  
dysaf@hotmail.com

June 11, 2016

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



Dear Ms. Henry,

We have been residents of Chesterfield for 38 years, living along Schoettler Road, first in Scarborough West subdivision and currently in Seasons at Schoettler subdivision. Our Chesterfield neighborhood has been a source of happiness for our family due to the beautiful, wooded areas and the lovely homes along Schoettler Road, as well as the character and resources of our whole community.

We are writing to express our opposition to the proposed rezoning and development of the land at the intersection of South Outer 40 and Schoettler Road. We strongly oppose the use of this land for the construction of multiple – family residences. Our opposition is based on several factors. One factor is the knowledge that the proposed development plan is not consistent with the Chesterfield Comprehensive Plan, which is dedicated to maintaining the quality of life in existing neighborhoods. We believe that the proposed apartment complex is not consistent with the quality of the beautiful homes and neighborhoods in the immediate area, and it would adversely alter the environment of this Chesterfield community. Other factors in our opposition to the proposed rezoning and development include the potential for increased traffic congestion, the serious destruction of green space, and the decrease in the market value of homes along Schoettler Road.

Our home is our investment and we do not want to see a multi-family apartment complex, with the accompanying traffic safety concerns, decrease the property value of our home.

In order to maintain the quality of life for many residents of Chesterfield, please do not allow this property to be rezoned to R-6. Please recognize that this land is better suited to the construction of single-family homes.

Thank you for your consideration of this important matter.

Two handwritten signatures in black ink. The first signature is "Dennis Saffa" and the second is "Joyce Saffa". Both are written in a cursive, flowing style.

Dennis and Joyce Saffa  
1807 Autumn Glen Court  
Chesterfield, Missouri

36 227-2263.  
oysaf@hotmail.com





**LETTER OF OPPOSITION**

RECEIVED  
JUN 13 2016  
City of Chesterfield  
Department of Public Services

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

To Whom It May Concern:

I am Mark & Lisa Pozzo, a Chesterfield resident living at 4739 Greenleaf Valley Dr, Chesterfield, MO.

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is **not consistent** with the broader intent of the Chesterfield Comprehensive Plan policies that states multiple-family residences tend to be **clustered together in large developments** near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, **isolated from single-family residences**.

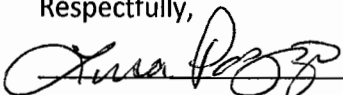
Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other \_\_\_\_\_  
\_\_\_\_\_

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully,

  
\_\_\_\_\_

Phone: 9895280409

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

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

RECEIVED

JUN 13 2016

City of Chesterfield  
Department of Public Services

**LETTER OF OPPOSITION**



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

To Whom It May Concern:

I am KENNICK JONES, a Chesterfield resident living at  
1532 DEERHORN Ln.

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.


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

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.

Other \_\_\_\_\_  
\_\_\_\_\_

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

Respectfully,

  
\_\_\_\_\_

Phone: \_\_\_\_\_

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

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



LETTER OF OPPOSITION

RECEIVED  
JUN 18 2016  
City of Chesterfield  
Department of Public Services

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

To Whom It May Concern:

I am Betty Schwendeman a Chesterfield resident living at 14575 Crossway Ct. - Scarborough.

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

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

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.

Other I have been a resident here for 39 years.  
Please do not ruin our wonderful neighborhood!

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

Respectfully,

Betty Schwendeman

Phone: 636-527-1712

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

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

JUN 18 2016

City of Chesterfield  
Department of Public Services

**LETTER OF OPPOSITION**

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

To Whom It May Concern:

I am Joseph Feldhaus, a Chesterfield resident living at 14717 Mill Spring Dr, 63017. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

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

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

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

Respectfully,

Joseph A. Feldhaus

Phone: 314-276-9611

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

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



**LETTER OF OPPOSITION**

RECEIVED  
JUN 13 2016  
City of Chesterfield  
Department of Public Services

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

To Whom It May Concern:

I am

**Ann Jones**  
1532 Deerhorn Dr.  
Chesterfield, MO 63017

a Chesterfield resident living at

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

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

- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler road, South 40-64 Outer Road, and Highway 40-64 causing accidents;
- This type of apartment complex does not fit into the single family neighborhood.

Other \_\_\_\_\_

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

Respectfully,

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](mailto:jhenry@chesterfield.mo.us)



LETTER OF OPPOSITION

RECEIVED  
JUN 13 2016  
City of Chesterfield  
Department of Public Services...

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

To Whom It May Concern:

I am KIM WIRLAND, a Chesterfield resident living at

1524 TIMBERLAKE MANOR PKWY 63017

As part of PRESERVE SCHOETTLER, I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads. The Chesterfield Land Use Plan for this site is not consistent with the broader intent of the Chesterfield Comprehensive Plan policies that states: multiple-family residences tend to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods.

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

- The loss of neighborhood and community character;
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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.
- Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure.

Other \_\_\_\_\_

Please consider alternatives to build at this site that DO NOT require rezoning and would not result in so many negatives for my family, neighbors and community.

Respectfully [Signature]

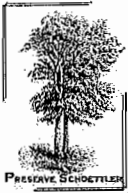
Phone: \_\_\_\_\_

Email, Mail or Hand Deliver this signed letter to Jessica Henry:  
Jessica Henry, Project Planner  
Planning and Development Services Division  
City of Chesterfield  
690 Chesterfield Parkway West Chesterfield, MO  
63017 [jhenry@chesterfield.mo.us](mailto:jhenry@chesterfield.mo.us)

RECEIVED  
JUN 13 2016  
City of Chesterfield  
Department of Public Services

LETTER OF OPPOSITION

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



To Whom It May Concern:

I am 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](mailto: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.

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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,  
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](mailto:jhenry@chesterfield.mo.us)





LETTER OF OPPOSITION

RECEIVED  
JUN 13 2016  
City of Chesterfield  
Department of Public Services

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

To Whom It May Concern:

I am 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.

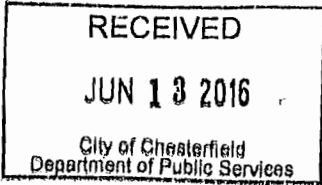
Respectfully,

*Daran Churovich* *Dana 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](mailto: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](mailto:jhenry@chesterfield.mo.us)

LETTER OF OPPOSITION

RECEIVED  
JUN 13 2016  
City of Chesterfield  
Department of Public Services

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

To Whom It May Concern:

I am 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.*

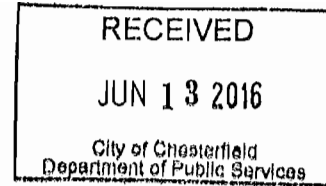
Phone: (314) 453 5055

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](mailto: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 12<sup>th</sup>, 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 Wam". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

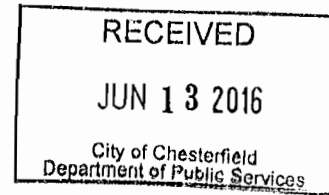
Scarborough West Resident

May 12<sup>th</sup>, 2016

City of Chesterfield

690 Chesterfield Parkway West

Chesterfield, MO 63017



CC: Bridget Nations, Guy Tilman

**RE: Ward Two – 40 West Luxury Living**

To whom it may concern:

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

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

Sincerely,

A handwritten signature in black ink, appearing to be "Bridget Nations".

Scarborough West Resident



LETTER OF OPPOSITION

RECEIVED  
JUN 13 2016  
City of Chesterfield  
Department of Public Services

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

To Whom It May Concern:

*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.

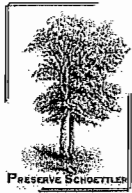
*We are residents of the Chesterfield Hill Subdivision for the past 41 years. The traffic, especially during rush hours, is increasingly heavy on the South Outer Rd. The traffic will increase when the proposed business office is completed at Timberlake Manor Parkway. We urge you not to approve zoning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

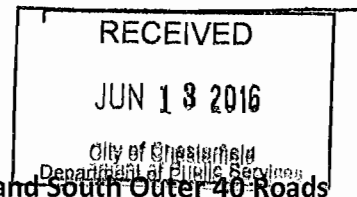
Respectfully, *Mary Jane Zinschlag*  
*Howard P. Zinschlag*

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](mailto: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 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](mailto: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](mailto: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](http://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 23<sup>rd</sup> 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.

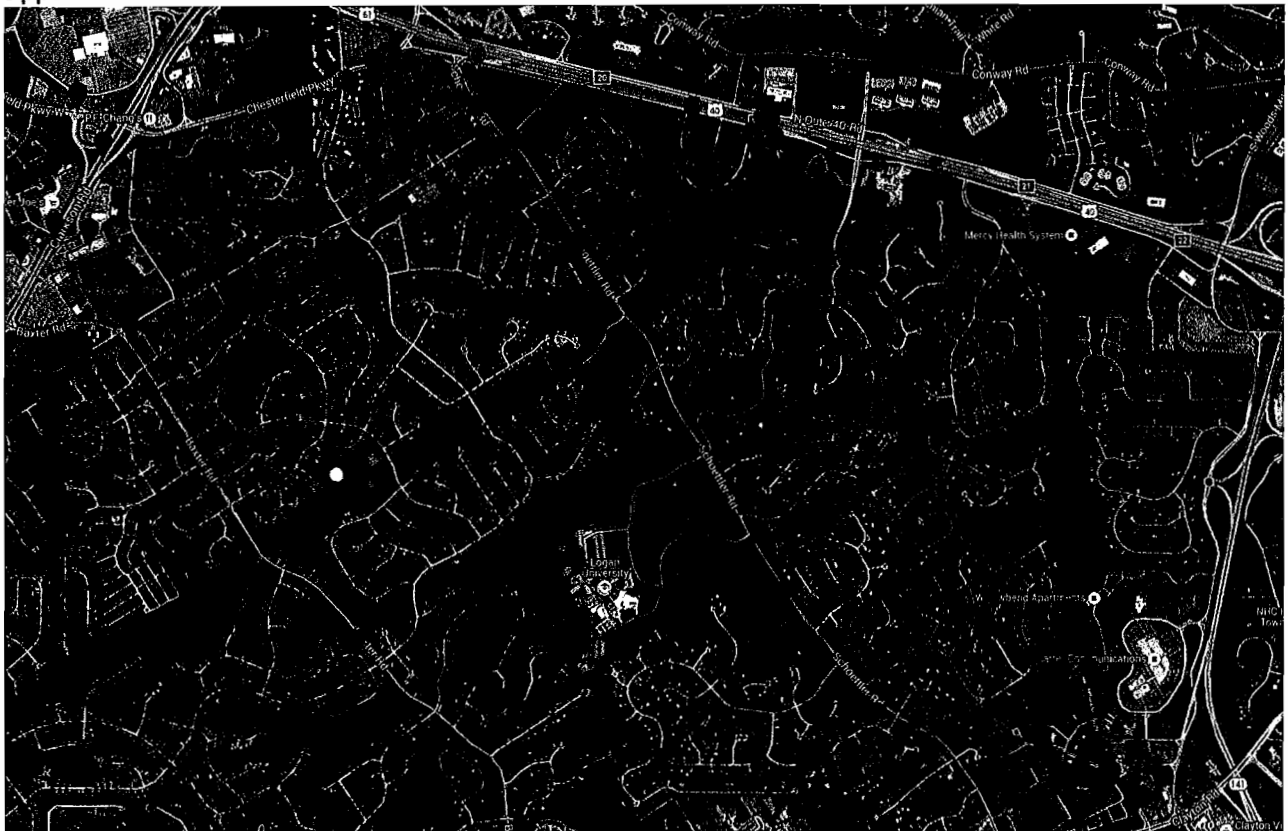
Please provide this letter to the Planning Commission; Mayor Bob Nation; Ward II Officials - Bridget Nations and Guy Tilman; Ward III Officials - Dan Hurt and Randy Logan as they represent the residents on this map.

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 1<sup>st</sup> 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](http://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





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
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



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
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.

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
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



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
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

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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

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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.

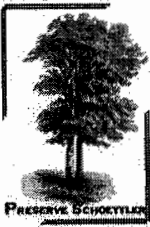
Respectfully,

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](mailto: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](http://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:

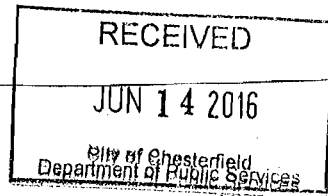
- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler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

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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

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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

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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](mailto: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 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? 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

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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**

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To Whom It May Concern:

JUN 15 2016

I am Carol Johns, a Chesterfield resident living at

City of Chesterfield  
Department of Public Services

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. *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](mailto: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](mailto: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,

Skylar Kim

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](mailto: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:

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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](mailto: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](mailto: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](mailto: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 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](mailto: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*





**LETTER OF OPPOSITION**

RECEIVED  
JUN 16 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 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,  
Barbara Sutton

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](mailto: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](mailto:nancy_carter@me.com)>

**Date:** June 14, 2016 at 1:37:00 PM CDT

**To:** <[GTilman@chesterfield.mo.us](mailto: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.

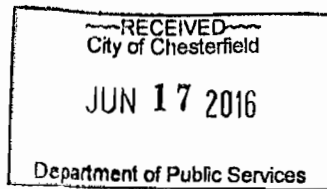
It does not seem that the City of Chesterfield has reached out to homeowners in the area to get input on the development or done any studies on the impact on property values or traffic issues. My knowledge of Chesterfield government is limited but it would seem that the City would want to get input from 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 2<sup>nd</sup> 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](http://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



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
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



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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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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



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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



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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



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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

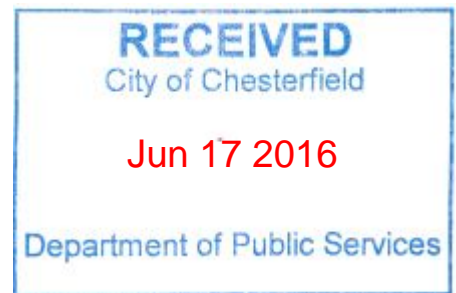


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First Name	Last Name	Address	Subdivision	Phone
James	Capes	1848 Shadywood Ct	Westfield Farms	636-532-7688
Erika	Capes	1848 Shadywood Ct	Westfield Farms	636-532-7688
Rick	Nicoletti	14808 Straub Hill Ln	Brookhill Estates	636-256-9658
Tara	Hodam	1806 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 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](mailto: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.

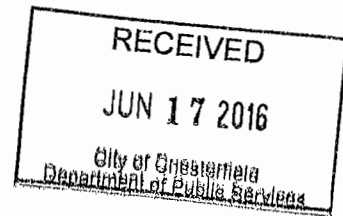
Respectfully,  
Michael H. Whalen

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](mailto: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. Koschoff, 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 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](mailto: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 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,

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](mailto: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](mailto: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) 394-6326

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

Jessica Henry, Project Planner  
Planning and Development Services Division  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017  
[jhenry@chesterfield.mo.us](mailto: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](mailto:tylertoo@sbcglobal.net)> wrote:

To: The Honorable Mayor Bob Nation  
[bnation@chesterfield.mo.us](mailto: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 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.

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](mailto: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](mailto: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](mailto: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

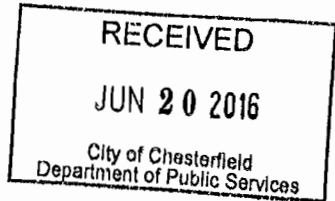
Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure. Please keep this area zoned for single family homes.

Respectfully,  
San Hoang Choang

Phone: 314 898 7477 - 314 898 7577

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

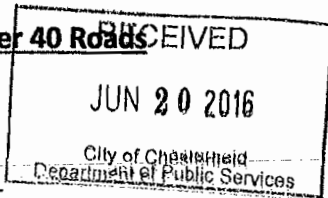
Jessica Henry, Project Planner  
Planning and Development Services Division  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017  
[jhenry@chesterfield.mo.us](mailto:jhenry@chesterfield.mo.us)





**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](mailto: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](mailto: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,

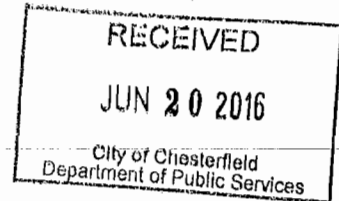
Gina Hentschke

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](mailto: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,

---

A handwritten signature in cursive script that reads "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 Wasyliczak, 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 Wasyliczak  
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](mailto:jhenry@chesterfield.mo.us)

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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;
- 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,

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](mailto: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.

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 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](mailto: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.

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,

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](mailto: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 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.

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,

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](mailto:jhenry@chesterfield.mo.us)

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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](mailto:jhenry@chesterfield.mo.us)

05-20-10 11:30 AM  
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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.

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

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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,  
Adeline 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](mailto: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](mailto:teds@genusllc.com)]  
Sent: Monday, June 20, 2016 5:27 PM  
To: Aimee Nassif <[anassif@chesterfield.mo.us](mailto: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 Nighcroft 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 NIGHCROFT 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](mailto: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,

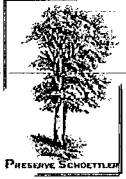
D. Sharon Willeat

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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:jhenry@chesterfield.mo.us)

Jessica Henry

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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](mailto: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](mailto:helenetling@hotmail.com)> wrote:

As a resident of the 2<sup>nd</sup> 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](mailto: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

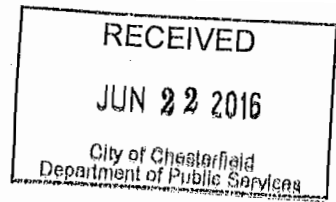
Planning and Development Services Division

City of Chesterfield

690 Chesterfield Parkway West

Chesterfield, MO 63017

[jhenry@chesterfield.mo.us](mailto: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](mailto: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](mailto: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:

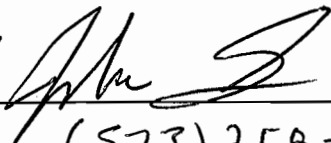
I am John Gardner, a Chesterfield resident living at 1346 Cherry Glen Ct. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

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](mailto: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.

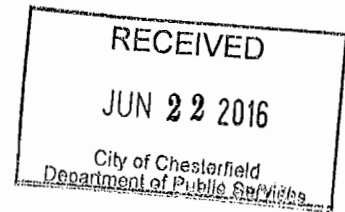
Respectfully

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](mailto: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](mailto: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.

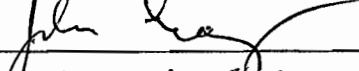
Our opposition is also based on these potential/probable negative effects:

- 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](mailto: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](mailto: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](mailto: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](mailto: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

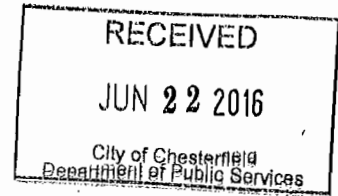
Phone: 630-220-7958

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](mailto: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 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](mailto: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:

- 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 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](mailto: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](mailto: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.

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,  
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](mailto: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](mailto: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](mailto: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](mailto: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.

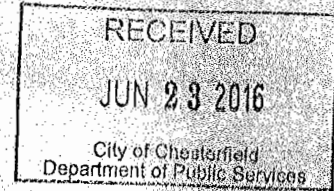
Respectfully,

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 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 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](mailto: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 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, 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](mailto: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](mailto: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](mailto: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



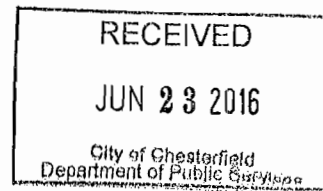
TO: City of Chesterfield  
Planning and Development Services Division

ATTN: Jessica Henry

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

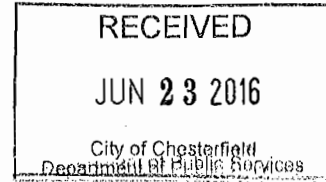
RE: P.Z. 03-2016 40 West Luxury Living  
Rezoning  
Comments

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/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](mailto:bobernst173@gmail.com)

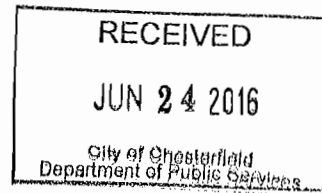
TO: Chesterfield Planning and Development Services  
Division

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>

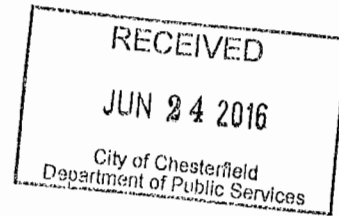
### **Submitted by:**

Robert T. Ernst, PhD  
15940 Woodlet Way Ct.  
Chesterfield, MO 63017  
Phone: 636-532-7555  
E-Mail: [bobernst173@gmail.com](mailto: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 13<sup>th</sup> and June 16<sup>th</sup>. This petition represents an additional 200 residents who have signed the petition on [www.preserveschoettler.com](http://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



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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





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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
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.

**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
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](mailto:jhenry@chesterfield.mo.us)

JUN 24 2016

City of Chesterfield  
Department of Public ServicesLETTER OF OPPOSITIONto Proposed Rezoning and Development at Schoettler and South Outer 40 Roads

To Whom It May Concern:

I am 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](mailto: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](mailto: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.

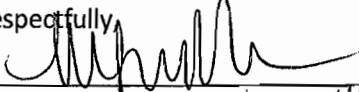
Our opposition is also based on these potential/probable negative effects:

- 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](mailto: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 beggars 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

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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 beggars 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

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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

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 at1824 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 AllenPhone: 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](mailto: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.

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,  
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](mailto: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.

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,

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](mailto:jhenry@chesterfield.mo.us)

Jessica Henry

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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  
144 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;
- 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,

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](mailto: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 heisman 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 and 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](mailto:jhenry@chesterfield.mo.us)



**LETTER OF OPPOSITION**

RECEIVED  
JUN 27 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 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](mailto: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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- The loss of neighborhood and community character;
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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.

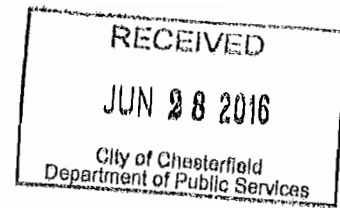
Respectfully,

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](mailto: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,

*[Handwritten signature of Dan Mohrman]*

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](mailto: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](mailto: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](mailto: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:

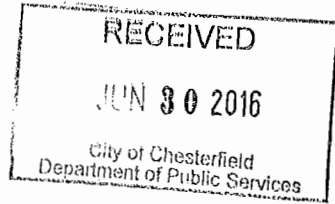
- The loss of neighborhood and community character;
- A decrease in the market value of my home;
- Increased traffic congestion adding to an already dangerous situation at Schoettler & South 40-64;
- The destruction of green space and mature trees as well as driving animals out of the area onto Schoettler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

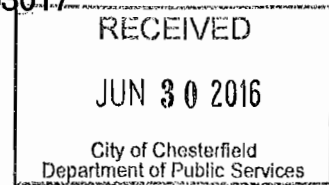
Sincerely,

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.

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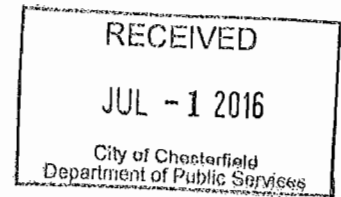
Please do not change the zoning to permit development of apartments at the site.

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 13<sup>th</sup>, June 16<sup>th</sup> and June 24<sup>th</sup>. This petition represents an additional 100 residents who have signed the petition on [www.preserveschoettler.com](http://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

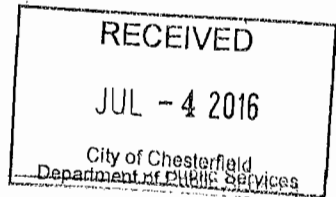
Other \_\_\_\_\_

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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:jhenry@chesterfield.mo.us)

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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](mailto:jhenry@chesterfield.mo.us)



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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 8241

Email, Mail or Hand Deliver this signed letter to Jessica Henry:  
Jessica Henry, Project Planner  
Planning and Development Services Division  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017  
[jhenry@chesterfield.mo.us](mailto: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](mailto:jhenry@chesterfield.mo.us)

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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](mailto: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.

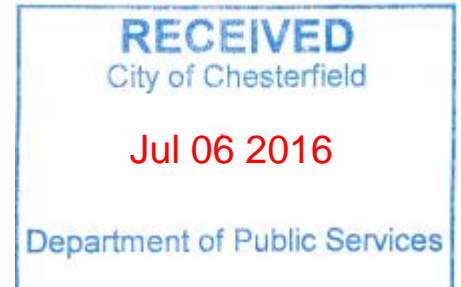
Thanks for your attention to this matter.

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](http://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

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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](http://IntegratedMarketingPortfolio.com)

Ed Madden  
314 . 882 . 7711  
[IntegratedMarketingPortfolio.com](http://IntegratedMarketingPortfolio.com)

Jessica Henry

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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



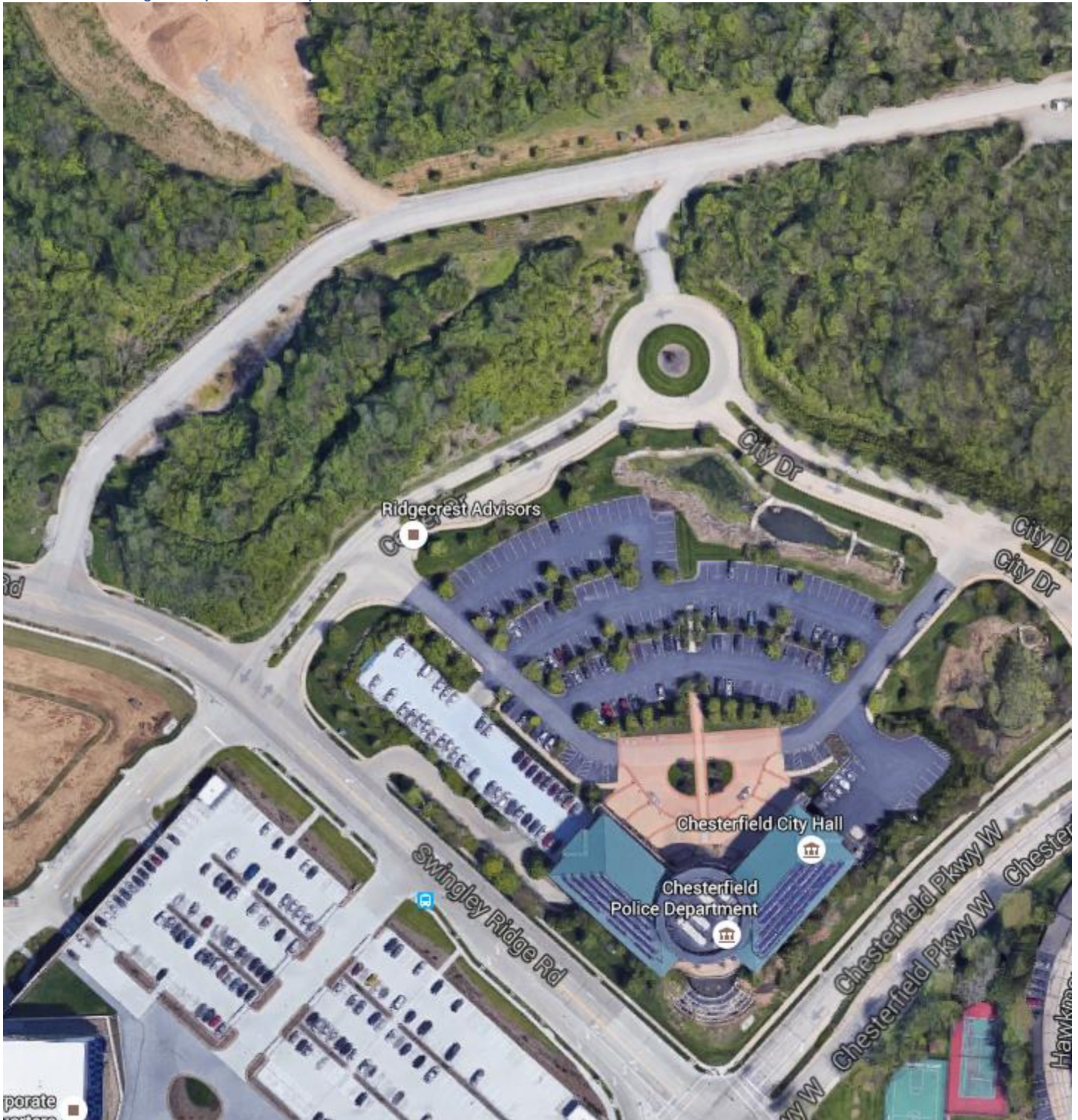
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From: Curtis Reis [mailto:cbotrytis@yahoo.com]  
Sent: Tuesday, July 05, 2016 5:26 PM  
To: Jessica Henry <JHenry@chesterfield.mo.us>; Bob Nation <BNation@chesterfield.mo.us>; Dan Hurt <DHurt@chesterfield.mo.us>; Randy Logan <RLogan@chesterfield.mo.us>;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



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

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 on South 40-64 Outer Road.
- The destruction of green space and mature trees as well as causing accidents with 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 neighbors and community.

Respectfully,



Phone: 314 713 3987

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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

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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

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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](mailto:phkloster@charter.net)" <[phkloster@charter.net](mailto: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 lose 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

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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>

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 40West Luxury Living (KU Development, LLC)**. <http://www.chesterfield.mo.us/active-projects.html>

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



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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](mailto: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.

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.

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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.

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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.

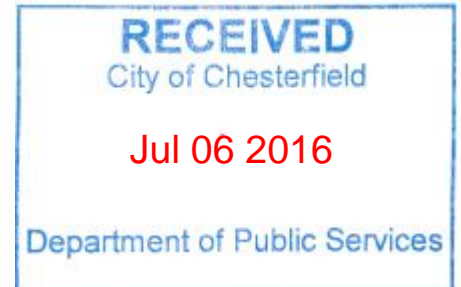
**PLEASE KEEP THIS AREA ZONED FOR SINGLE FAMILY HOMES.**

Thank you for considering my opinion.

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](http://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.

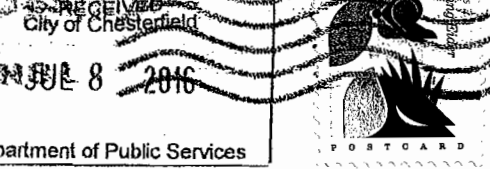
Schoettler Rd is a pretty street to walk on and many a times I see my neighbors walk dogs and jog along the sidewalk. I had the city of Chesterfield approach me about adding a sidewalk on part of my property. I consented to it because it would make pedestrian traffic safer. It was the good neighborly 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 Samopko  
to the rezoning of Schoettle  
Road, due to the congestion  
and added costs resulting from  
an increased number of cars  
and people. Thank you.

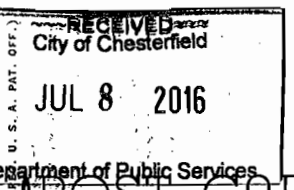
Ms. Jessica Henry  
Project Planner  
City of Chesterfield  
690 Chesterfield Parkway  
Chesterfield, MO 63017

Cecil Compton  
1559 Yarmouth Pt. Dr.  
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.



RECEIVED  
City of Chesterfield  
JUL 8 2016

Department of Public Services

Dear Ms. Nancy Samopko  
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

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

Cecil Compton  
1559 Yarmouth Pt. Dr.  
Chesterfield MO 63017

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C36787

Jessica Henry

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

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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

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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](mailto: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.

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



**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](mailto: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: \_\_\_\_\_

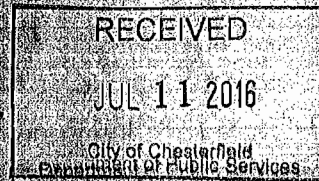
Please consider alternatives to the proposal that would result in fewer negatives for my family, neighbors and community.

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](mailto:jhenry@chesterfield.mo.us)



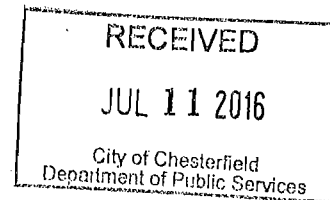


07-11-16 13:29 IN

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](http://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.**

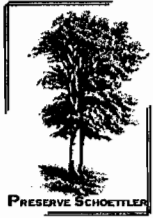
First Name	Last Name	Address	Subdivision	Phone
Leslie	Rothrock	14744 Mill Spring Dr	Chesterfield Trails	636-537-0136
Dale	Bunnell	14620 Pine Orchard Ct	Chesterfield Trails	636 532-0421
Shirlene	Bunnell	14620 Pine Orchard Ct	Chesterfield Trails	636-532-0421
Susan	Mondello	14632 Pine Orchard Ct	Chesterfield 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	Finken Keller	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](mailto: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 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,  
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](mailto:jhenry@chesterfield.mo.us)

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City of Chesterfield  
Department of Public Services



**LETTER OF OPPOSITION**

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

To Whom It May Concern:

I am Allen CLARK, a Chesterfield resident living at

14631 Adpers WHART 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](mailto: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](mailto: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](mailto: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](mailto:jhenry@chesterfield.mo.us)



**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 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](mailto: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
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- 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.

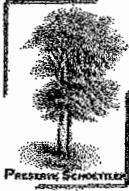
Respectfully,

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](mailto:jhenry@chesterfield.mo.us)



**LETTER OF OPPOSITION**

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

RECEIVED  
JUL 13 2016  
City of Chesterfield  
Department of Public Services

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](mailto: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, 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](mailto: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,

*L. Lounarwardhana*

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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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 \_\_\_\_\_

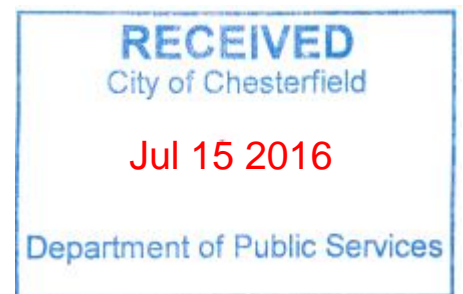
Once the property is rezoned to R6, a different developer could come in and change the building to any type of structure. Please keep this area zoned for single family homes.

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](mailto: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](mailto:sschneider52@gmail.com)  
314-302-1024

Jessica Henry

---

From: tom doherty <tfdoherthy@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 Chesterfield Community.

Respectfully,  
Bill Schneider  
[bschneide@gmail.com](mailto: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](mailto: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
- 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,  
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](mailto:jhenry@chesterfield.mo.us)



RECEIVED  
JUL 18 2016  
City of Chesterfield  
Department of Public Services



**LETTER OF OPPOSITION**

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

To Whom It May Concern:

I am TIM & KATHY O'RIELLY, 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,

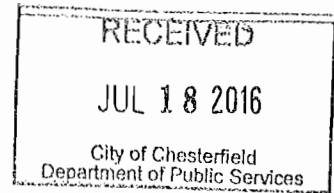
Tim O'Rielly / K. O'Rielly

Phone: 314-954-5500

E-mail: TIMORIELLY@CHESTER, 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](mailto: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.

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

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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.

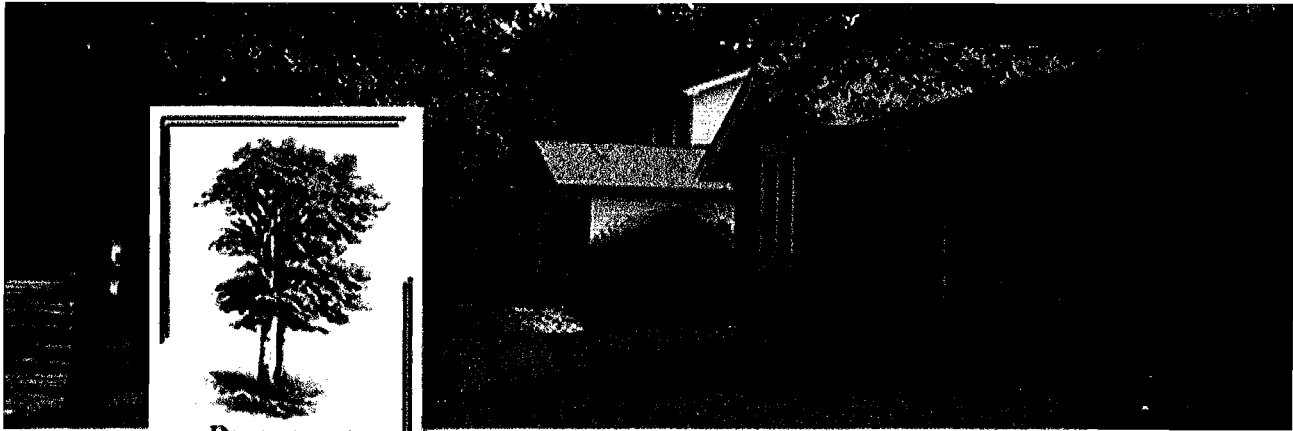
Respectfully,

Nancy + Ken Neiman

Phone: 636-537-4867

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

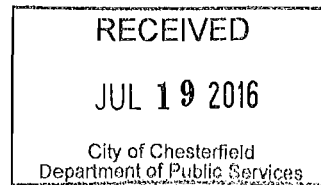
Jessica Henry, Project Planner  
Planning and Development Services Division  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017  
[jhenry@chesterfield.mo.us](mailto:jhenry@chesterfield.mo.us)



**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](http://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



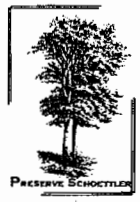
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**We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.**

First Name	Last Name	Address	Subdivision	Phone
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

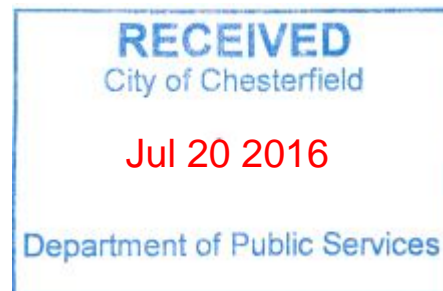
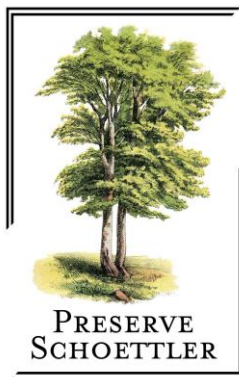
Phone: 314-537-7843

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](mailto: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**

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**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".*

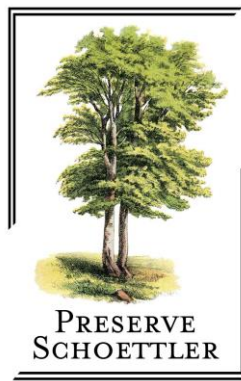
**This proposed development meets none of these criteria:**

- 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 Finken Keller  
Robin Finken Keller  
William  
Finken Keller  
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  
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Ayzik Grach  
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Michael Green

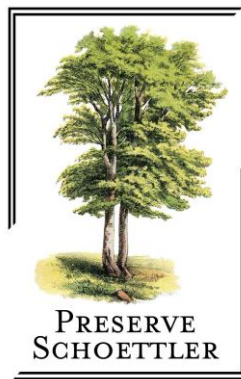
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Terry Grogan  
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Pat Gross  
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Deborah Guenther  
Mollie Gulino  
Melissa Bream Guz  
Ron Guz  
Claire Hack  
Richard Hack  
Will Hack  
Joe Hackett  
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  
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Sharon Hargrave  
Stephen Hargrave  
Mary Harper  
Robert Harper  
Michelle Harrell  
Mike Harrell  
Katherine Harrison  
Edgar Hartzke  
Joanmarie Hartzke  
Beth Hastings

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Jessica Hicklin  
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Richard Hitt  
Mike Hixson  
Ryan Hockenbury  
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Melissa Hoehn  
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Nathan Hoenig  
Stephanie Hoff  
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Dana Hoffman  
Debbie Hoffmann  
Don Hoffmann  
Shannon Hoffmann  
Barth Holohan  
Nate Hopper  
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Lamees Horani  
Dale Hotard  
David Hotard  
Wendy Hotard  
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John Hua  
Darla Huelskoetter  
Jacob Huelskoetter  
Matthew  
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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 Queenen	Leda Sander	Andrew Shenberg	Cliff Steiner	Steve Tucker
Suzanne	Gail Scannell	Claire Shenberg	Nick Stepaniuk	Sharon Tureen
Queenen	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

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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

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

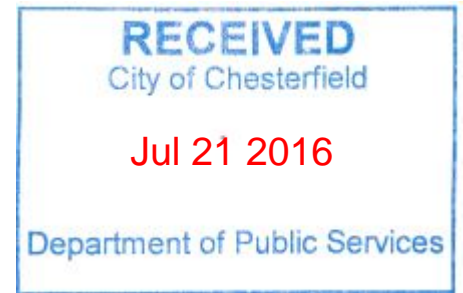
I live in Chesterfield Hills subdivision. I thought, long term, I would only have to worry about the deer destroying my gardens. But now that concern is the depletion of green space on the highway 40 corridor between 141 and Clarkson Road, and an incredible amount of traffic on the outer roads and HWY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

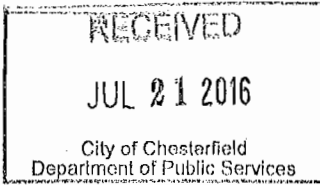
We are Dave & Kristin Keane, a Chesterfield family living at 15343 Highcroft Drive across Schoettler from the proposed apartment complex being considered at Schoettler and South Outer 40. I strongly oppose any rezoning of this property for the following reasons:

- 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](mailto:kkeane@paceproperties.com)  
[dkeane@shelterinsurance.com](mailto: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](mailto:jhenry@chesterfield.mo.us)

Jessica Henry

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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.

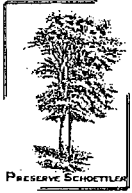
Sincerely,

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

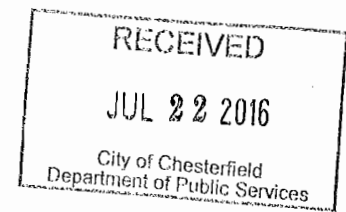
E-mail bellecosas@gmail.com

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

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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

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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](mailto: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](http://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.

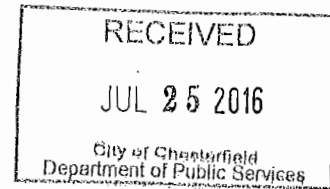
**We are also against building apartments at this location. This site must be preserved for Single Family Homes to maintain the integrity of this area.**

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,

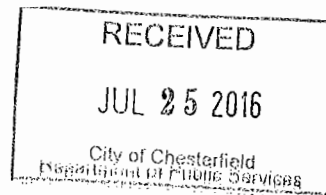
Phone: (314) 625-1777

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](mailto: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](mailto:jhenry@chesterfield.mo.us)

Jessica Henry

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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:

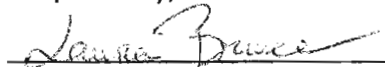
I am LAURA BRUCE, a Chesterfield resident living at 14813 LUPINE CT. I am writing to express my opposition to the proposed rezoning and development of property at Schoettler and South Outer 40 roads.

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](mailto: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](mailto: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 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](mailto: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.

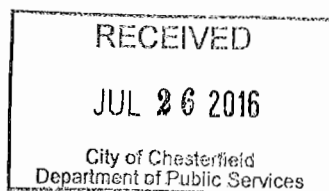
My opposition is based on these potential/probable negative effects:

- 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](mailto: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 at the end.

Ed Teter

A handwritten signature in black ink that reads "Carol Teter". The signature is written in a cursive style.

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.

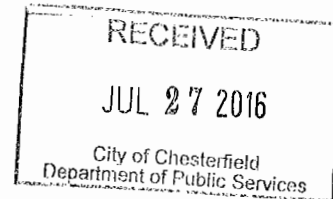
Ms. Henry,

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.

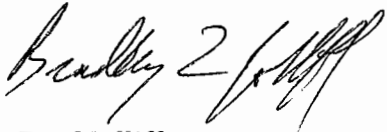
One of us commutes daily to Washington University and passes through the intersection of Schoettler Road and the South Outer 40 during the morning and afternoon rush hours. We both drive it many other times during the week. Turning to the east, with typical oncoming traffic from Chesterfield Parkway, 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,

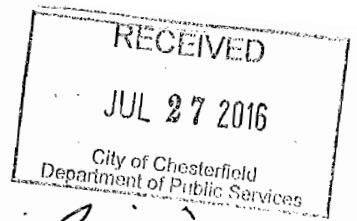


Brad Jolliff



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 20<sup>th</sup> Street 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](mailto: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](mailto:dhurt@chesterfield.mo.us)>, [rlogan@chesterfield.mo.us](mailto: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

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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

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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

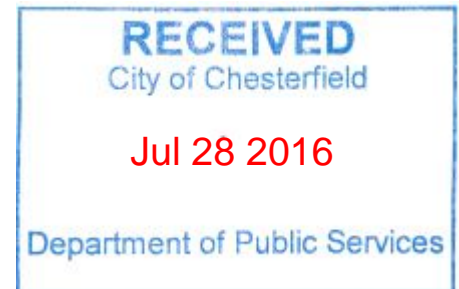
1244 Still House Creek Rd.

• 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](mailto: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  
[jjhenry@chesterfield.mo.us](mailto:jjhenry@chesterfield.mo.us)

RECEIVED  
JUL 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 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;
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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](mailto:jhenry@chesterfield.mo.us)

Jessica Henry

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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

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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](mailto:sjhend@alum.wustl.edu)

1543 Yarmouth Point Drive  
Chesterfield, MO 63017  
27 July 2016

RECEIVED  
AUG - 1 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

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



**LETTER OF OPPOSITION**

RECEIVED  
AUG -1 2016  
City of Chesterfield  
Department of Public Services

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

To Whom It May Concern:

I am *Jatrin Matejic*, 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:

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- 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.

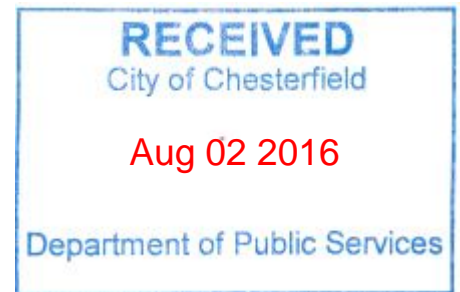
Respectfully,  
*Jatrin Matejic*

Phone: 636-532-2832

E-mail: *pmatejic@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](mailto: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.

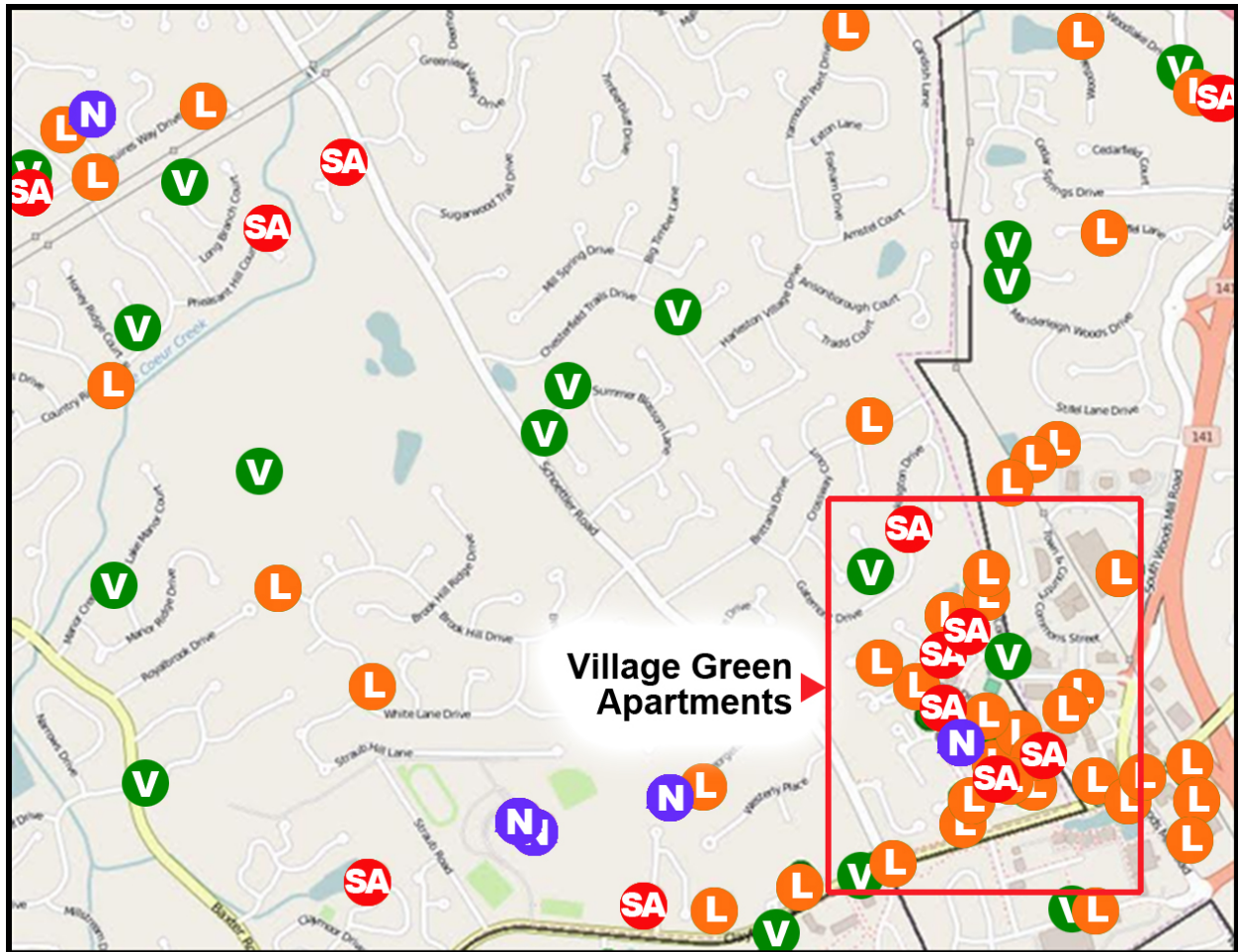
This development is located in too close proximity to the Eastbound I-64 on-ramp making this area dangerous to the 600 tenants living in these apartments. The tenants will be subject to pedestrian accidents caused by fast moving traffic entering the highway or trying to avoid the highway, by taking the 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  
 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  
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 Stephen Conkle  
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 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  
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 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  
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 Jeanna Gossett  
 Tim Gossett  
 Ayzik Grach  
 Maya Grach  
 Mary Grant  
 Cindy Grasse  
 Douglas Grasse  
 Lisa Grasse  
 Michael Green

Joan Green  
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 Mollie Gulino  
 Melissa Bream Guz  
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 Claire Hack  
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 Kim Hackman  
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 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  
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 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  
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 Shannon Hoffmann  
 Barth Holohan  
 Nate Hopper  
 Amjad Horani  
 Lamees Horani  
 Dale Hotard  
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 Wendy Hotard  
 Sharon Howard  
 Thomas Howard  
 John Hua  
 Darla Huelskoetter  
 Jacob Huelskoetter  
 Matthew  
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 Julie Huetsch  
 Randy Huetsch  
 Chris Hughes  
 Dennis Huighe  
 Karen Huighe  
 Colette Hunsucker  
 Bryan Hunt  
 Mulima Nawa- Hunt  
 Matt Husband

Teri Igel  
 Marsha Isaack  
 Terry Isaac  
 Carol Isaack  
 Russell Isaack  
 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  
 Reeya 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  
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 Kuldip Khosla  
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 Matthew Kim  
 Skylar Kim  
 So Kim  
 Yong Kim  
 Patti Kirschbaum  
 Aaron Klasing  
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 William Kline  
 Conner Kloepfel  
 Michele Kloepfel  
 Lorraine  
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 Paul Klostermann  
 Ken Klump  
 Mary Klump  
 Margaret Koebbe  
 Terry Koebbe  
 Dianne Koehneke  
 Jeremy Koenig  
 Morgan Koenig  
 Dorjean Komlosy  
 Jim Komlosy  
 Carolyn Komosny  
 Neil Komosny  
 Pam Korn  
 Ann Kozminske  
 Ron Kozminske  
 Jessica Krafcik  
 Steve Krafcik  
 Katy Kraus  
 Carol Kron  
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 Charles Kropp  
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 Lawrence Krumrey  
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 David Krupinski  
 Donna Krupinski  
 Dennis Kruse  
 Rebecca Kruse  
 Joe Krygiel  
 Valerie Krygiel  
 Jeff Kuehn

Carolyn Kuo  
 Eugene Labarge  
 Julianna Labarge  
 Kelly Lacy  
 Ananth  
 Lalithakumar  
 Soni Lama  
 Anthony Lang  
 Marni Lang  
 Nancy Lange  
 Dorothy Larson  
 Linda Lau  
 William Lau  
 Angela Laurence  
 Robert Laurence  
 Jim Layton  
 Joan Lebon  
 Brian LeDuc  
 Lori LeDuc  
 David Lee  
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 Peggy Lee  
 Julia Lega  
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 Jeff Lieber  
 Jennifer Lieber  
 Stephanie Lieber  
 Thomas Lieber  
 Marlena Light  
 Mike Light  
 Jie Lin  
 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  
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 Hezhong Ma  
 Ed Madden  
 Gary Madsen  
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 Sheila Madsen  
 Linda Maguire  
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 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  
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 Steve Mastorakos  
 Dennis Maxey  
 Renee Maxey  
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 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  
 Naji Naufel  
 Zeyna Naufel  
 Bridget Neichter  
 Peter Neichter  
 Martha Neukomm  
 Lisa Nevin  
 Karen Nicoletti  
 Rick Nicoletti  
 Sachin Nigam  
 Darren Niles  
 Laura Nolan  
 Terence Nolan  
 Roger Nolting  
 Dennis Norton  
 Greg Novak  
 Jim Nunn  
 Rebecca Oberle  
 Mary Oglesby  
 Ian Olney  
 Garry Orf  
 Maggie Orf  
 Nick Orf  
 Patricia Orf  
 Eileen Orbals  
 Jim Orbals  
 Maggie  
 O'Shaughnessy  
 Laurie Sinclair-  
 Osterhaus  
 Robert Osterhaus  
 Christine Oswald  
 Ryan Oswald  
 Marc Overschmidt  
 Gary Owens  
 Joseph Padiyara  
 In Pak  
 Mike Pallia  
 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  
 Karlie Pinder  
 Edwin Piromsuk  
 Natalie Piromsuk  
 Jeanette Piromsuk  
 Komson Piromsuk  
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 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  
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 James Quicksilver  
 Susan Quinn  
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 Debbie Raisher  
 Eric Ramos  
 Kathleen Rauscher  
 Susie Reeves  
 Cathy Reeves

Tim Reeves  
 Catherine Regni  
 Linda Reid  
 Christine Reimers  
 David Reimers  
 Curtis Reis  
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 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  
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 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  
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 Carolyn Schaub  
 Daniel Schaub  
 Mark Schenberg  
 Stacy Schenberg

Dan Schiller  
 Lynn Schiller  
 Karen Schmalz  
 Kimberly Schmalz  
 Lynn Schmidt  
 Margaret Schmidt  
 Robert Schmidt  
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 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  
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 Jan Schultz  
 Diane Schunk  
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 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  
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 Candace Stallone  
 Nicholas Stamos  
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 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  
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 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  
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 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  
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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

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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

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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

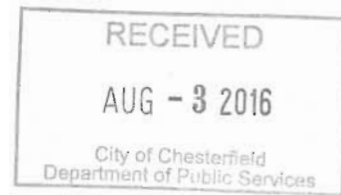
E-mail

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](mailto: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

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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

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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

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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;
- 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 \_\_\_\_\_

Keep the Single-Family zoning. Only Single-Family construction fits this neighborhood and community.

Respectfully,

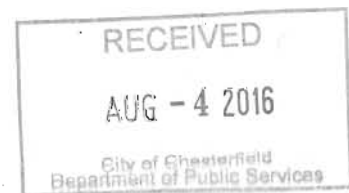
Name Thomas P. Shaner, Jr.

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](mailto:jhenry@chesterfield.mo.us)



Jessica Henry

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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

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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

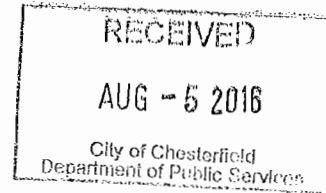
Hello,

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 <sup>beautiful</sup> single  
family construction. Please  
leave it that way!

Respectfully,

Phyllis Schaffler  
14879 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

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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.

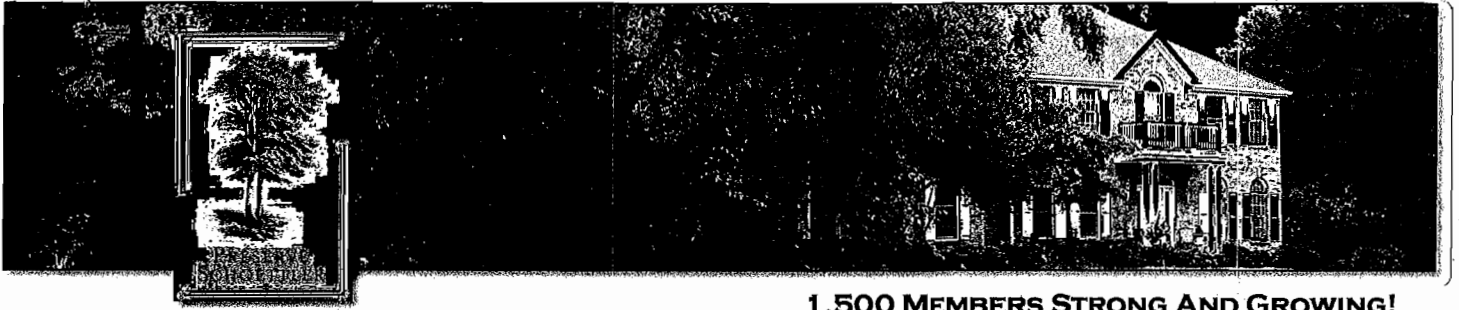
For some time, MODOT has had plans to add a lane to Highway 64 in both directions between Highway 270 and Clarkson. As you are probably aware, that work is almost completed, except for the added eastbound lane between Clarkson and Highway 141. The widening of that section has been delayed until MODOT 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

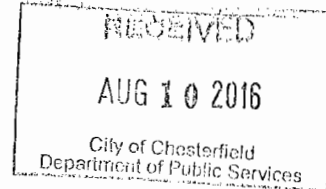


**1,500 MEMBERS STRONG AND GROWING!**

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 Chermooore Dr	Scarborough West	636-386-5806
Jason	Telford	14727 Chermooore 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 Chermooore 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 Chermooore 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



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
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



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
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





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
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



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
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

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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](mailto:Jack.Quade@PerkinElmer.com)  
[www.linkedin.com/in/JackQuade](http://www.linkedin.com/in/JackQuade)

This e-mail message and any attachments are confidential and proprietary to PerkinElmer, Inc. If you are not the intended recipient of this message, please inform the sender by replying to this e-mail or sending a message to the sender and destroy the message and any attachments. Thank you.

Please consider the environment before printing this e-mail.

Jessica Henry

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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

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From: Leslie Garner <lesliegarner7@gmail.com>  
Sent: Thursday, August 11, 2016 7:10 AM  
To: Jessica Henry  
Subject: Apartment proposal at Schoettler and 64

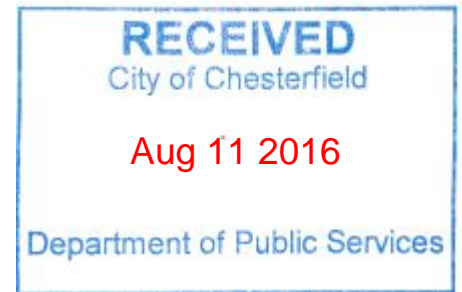
Good morning Ms. Henry-

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**

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*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.

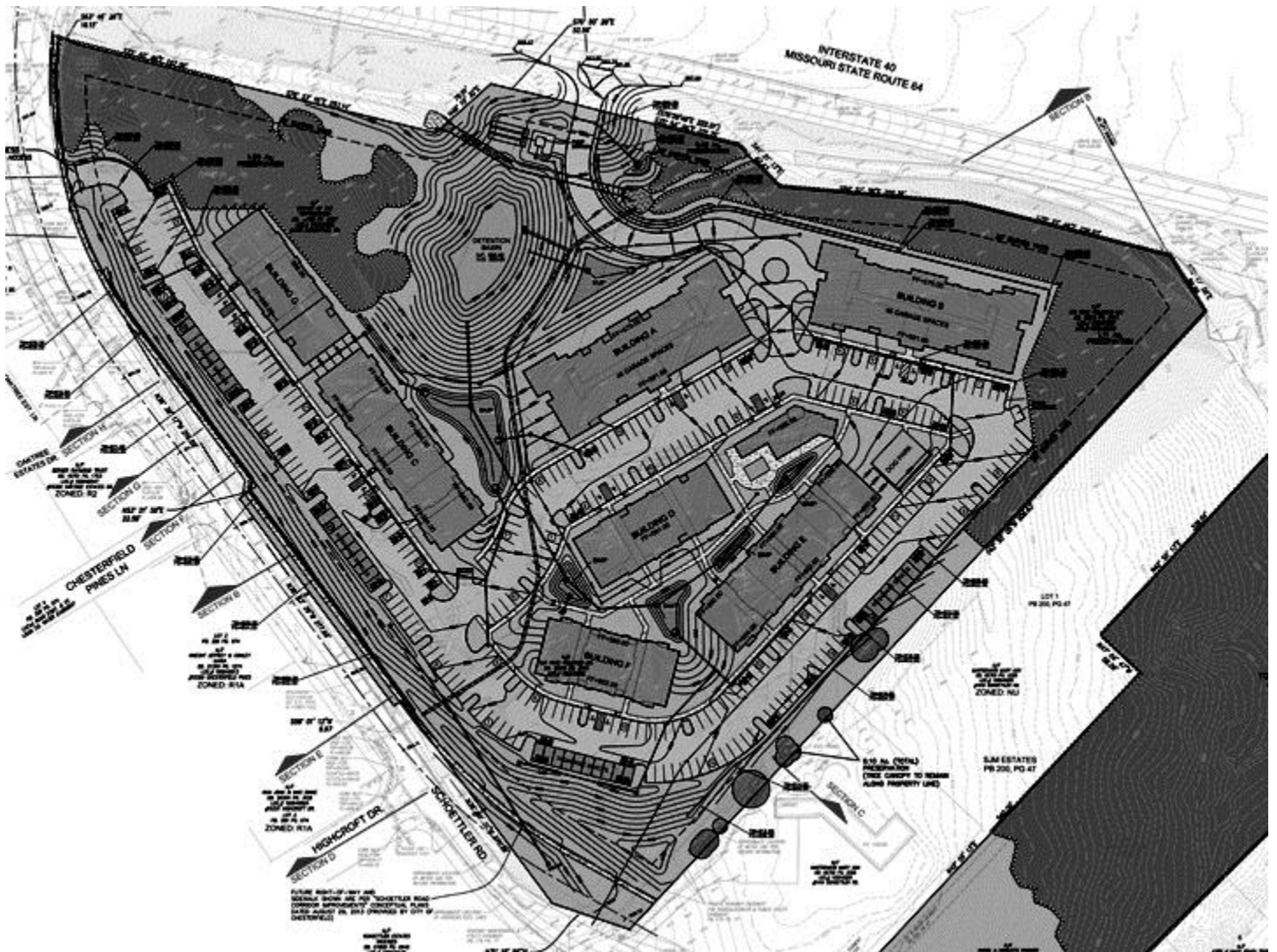
Adding 258 apartments in 7 buildings with over 500 residents and parking for 500 cars on this property will increase the density of this area to an unacceptable level.

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.



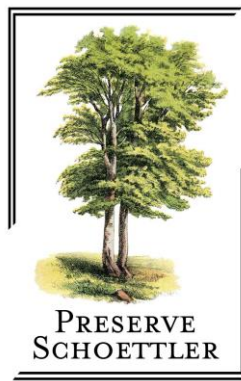




These proposed apartments are not compatible with the existing single family homes in the neighborhood and they violate the Chesterfield Comprehensive Plan policy.

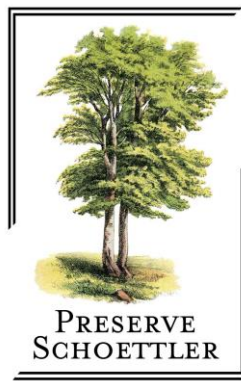
The appearance of the proposed buildings and will degrade the overall area and will not provide any enhancing quality as required by the Comprehensive Plan policy.





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”.***



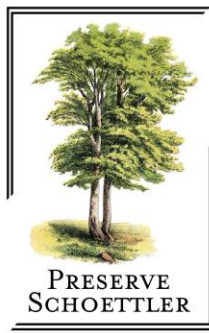
If the City of Chesterfield fails to adhere to this Comprehensive Plan policy then they are going to transform Schoettler into a high volume traffic road. Currently, Schoettler is not a high traffic road and does not meet high traffic volume criteria.

### **Recommendation**

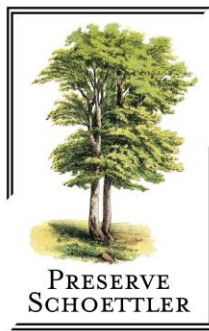
We, the concerned citizens of Chesterfield, listed below, demand that you **Vote against** the rezoning proposal due to the safety and crime concerns we have regarding this development.

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



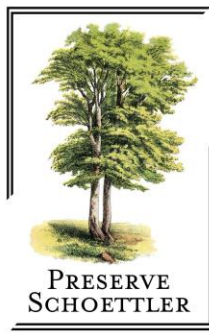
Xuegang Liu  
Cynthia Heath  
Katy Kraus  
David Rush  
David Halsey  
Diane Guenther  
Dale Hotard  
Dana Hoffman  
Daniel Corder  
Dan Breckenridge  
Danielle Petty  
Daniel Stenker  
Dani Toney  
Dan Miller  
Daphne Lopes  
Darlene George  
Darren Niles  
Deborah Atherton  
Kim Stinnett  
Davette Mayer  
David Reitz  
David Chassin  
David Lewis  
David Reimers  
David Hotard  
David Stranquist  
David Schoemehl  
Dawn  
Bredenkoetter  
Anabda Diamond  
Darren Bahr  
David Clark  
Beth Chausow  
Dan Chausow  
Dave Buesse  
Dana Delap  
Dan Duggan  
Debbie Ecker  
Debbie Raisher  
Debbie Cohen  
Debbie Skelly  
Debra Vermillion  
Deborah Guenther  
David Eisenstein  
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  
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  
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  
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 Eysell  
Virillio Fabella  
Michael Failoni  
Dennis Falast  
Darlene Falast  
Faraby Reis  
Fariba Zabetian  
Moe Mobil  
Kourosh Mobil  
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  
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  
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



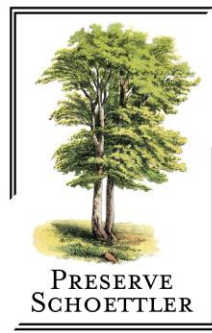
Marykuty  
 Augustine  
 Joseph Augustine  
 Karen Wasserman  
 Karen Greenberg  
 Andy Wasserman  
 Julia Wasserman  
 Judith Wiegars  
 Lisa Kendall  
 Jacson Kendall  
 Vivek Sinha  
 Jayme Becker  
 Jay Meisenholder  
 James Beck  
 Janice Kearns  
 Jo Ann Black  
 Janie Bedwell  
 James Capes  
 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  
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 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  
 John Glickert Jr  
 John Glickert  
 Gretchen Kane  
 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 Zarvos  
 Joan Denison  
 David Berg  
 Jodie Joseph  
 Jodi Markman  
 Joseph Donnelly  
 Kathy Howe  
 Sara Howe  
 Theresa Howe  
 Joe Howe  
 Joe Hackett  
 Joseph Spellmeyer

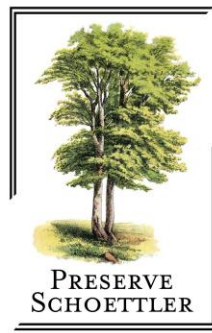
Jay Joffe  
 John Dietl  
 John Shuman  
 John Barber  
 John Green  
 John Williamson  
 John Fuller  
 Charlotte Fuller  
 John Pearson  
 Jon Eickmann  
 Dan Halloran  
 Jordon Black  
 Jordyn Wolf  
 Jim Orbals  
 Joseph Padiyara  
 Joshua Ludwinski  
 Gary Ludwinski  
 Joy Jolliff  
 Joyce Saffa  
 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

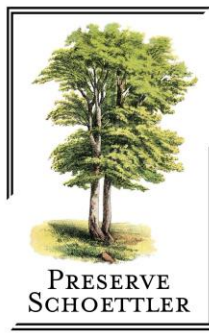


Joan Bishop	Sheila Madsen	Carol Flickinger	Martha Neukomm	Joseph Carter
Schmidt	Gary Madsen	Dava Mcleod	Michele Kloeppe	Nancy Mehan
Leslie Garner	Margaret Madsen	Marie Friedman	John Lashly	Nancy Sheridan
Terry Isaac	Sarah Madsen	Mike Daniels	Marcie Blatt	Natalia Samsonov
Marsha Isaac	Kristen Main	Mark 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 Taeckens
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 Hempfen	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,

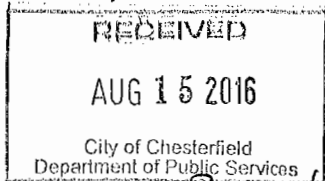
Name Marilynn James

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](mailto: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

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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](mailto:jhenry@chesterfield.mo.us)



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From: Guy Tilman  
Sent: Tuesday, May 31, 2016 10:02 AM  
To: Linda Reid <[LindaReid@charter.net](mailto:LindaReid@charter.net)>  
Cc: Jessica Henry <[JHenry@chesterfield.mo.us](mailto: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](mailto:LindaReid@charter.net)> wrote:

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From: Linda Reid [<mailto:LindaReid@charter.net>]  
Sent: Monday, May 30, 2016 3:41 PM  
To: '[bnation@chesterfield.mo.us](mailto: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.

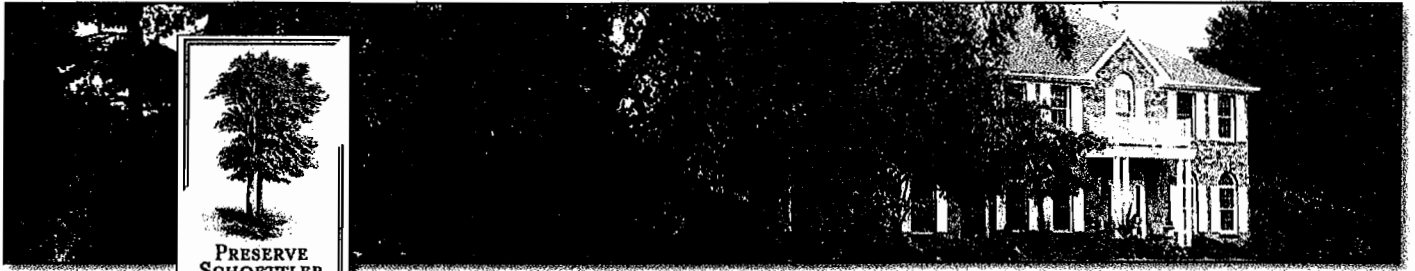
Respectfully,

---Linda Reid-----

Phone ---636 532 6531-----

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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:

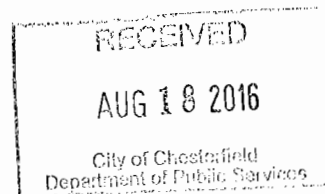
- The loss of neighborhood and community character.
- Increased traffic congestion adding to an already dangerous situation.
- Domino effect in light of contingency contract on additional property.
- Once the property is rezoned, a developer can change the original concept or plan.
- Density of the area 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](mailto: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,

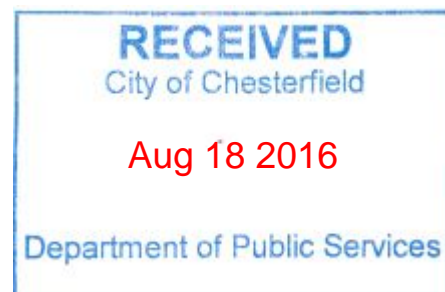
I respectfully implore you to stop the prospective revoking at Schoettler and highway 40.

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  
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[Share](#) [Print](#)

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[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.

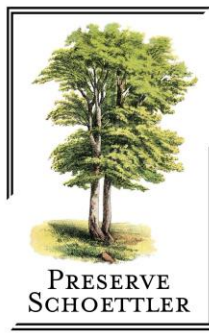
## Recommendation

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.

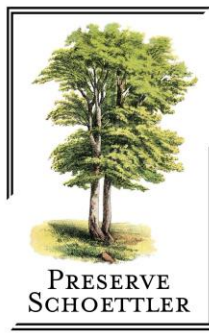


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Katherine Chauncey  
David Krupinski  
Bryan Hunt  
Lilly Billingsley  
Abby Lathrop  
Mary Cramer  
Anne Alabach  
Aaron Klasing  
Abdul Bah  
Rasha Bah  
Aaron Bergman  
Sun Bergman  
Amy Bertelson  
Abby Covington  
Penny Goldenhersh  
Jeff Goldenhersh  
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  
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Barb Baldwin  
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Brent Ribble  
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Luann Hoffner  
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Rich Buffa  
Jacob Buffa  
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Charles Bruce  
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Camille Samson  
Mary Mezines  
Chris Mezines  
Cullen Andrews  
Carla Hoenig  
Carlos Sharlow  
James Kron

Carol Kron  
Carol Johns  
Carol Young  
Carol Michelman  
Jeffrey Michelman  
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Carrie Trammell  
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Caryn Shuler  
Catana Pearson  
Cathy Osborn  
Cathy Rozzell  
Cathy Steiner  
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Stacy Schenberg  
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Michael Pfeifer  
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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  
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Chuck Harris  
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Christian Stein  
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Chris Krummenacher  
Christine Grogan  
Mary Christine Livergood  
Chris Hughes  
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Cindy Mooney  
Cathy Reeves  
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Christine Reimers  
Chris Wagner  
Carol Blood  
Candace Stallone



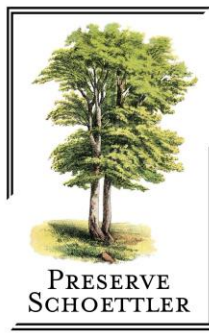
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Christopher Benton  
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Dan Connolly  
Lori Allen  
Yong Kim  
Christine Pesout  
Charles Smith  
Carolyn Barnes  
Carolyn Schaub  
Colette Hunsucker  
Christine Oswald  
Camala Sunarto  
Cheryl Tahlier  
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  
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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  
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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  
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Nancy Merritt  
Katie Herman  
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Don Wagner  
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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  
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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  
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Eileen Orbals  
Edwin Piromsuk  
Shawn Epstein  
Eric Ramos  
Erasmus Brown  
Eric Lowenstein  
Erika Capes  
Erik Hemmann  
Erin Husband  
Wendy Esslinger  
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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

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Felipe Rivera  
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Irene Mueller  
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Michael Fleissner  
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Francis Marchiony  
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Fran Wulfers  
Troy Garner  
Patricia Orf  
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M Christine Meier  
David Corbin  
Gerry Cristobal  
Alexander Cristobal  
George Crump  
Jon Gehbauer  
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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



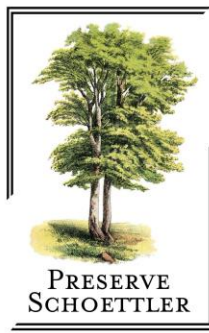


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Donna Martinez  
Mulima Nawa- Hunt  
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Andrew Hogan  
James Horton  
Lauren Skelly  
Homer Sedighi  
John Hua  
Darla Huelskoetter  
Randy Huetsch  
Holly Weber  
Hugh Johns  
Kathy Waldman  
Ian Olney  
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 Connors  
Charles Jackels  
Jacquelyn Spellmeyer  
Jan Schultz  
Jocelyn Davis  
Jaime Sprowls  
Jeffrey Kaplan  
Jacob Huelskoetter  
Jacob Diamond  
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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 Wieggers  
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  
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Jeannie Johnston  
Jeffrey Todd  
Michele Feltz  
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Jennifer Ahmad  
Jen Biswell  
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Jenny Tully  
Jennifer Schmatz  
Jennifer Best  
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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  
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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  
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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 Mezines  
Kathryn Busch  
Kathleen Durney  
Kathy Fehlig  
Katie Lail  
Karen A Willmann  
Kirstine Bunn  
Kathryn Spellmeyer  
Kathy Lazzara  
Kathy Crump  
Kathy Crump

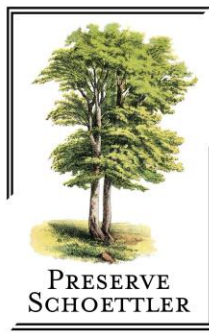


Katie Fichter  
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 Daniel Kearns  
 Katie Glickert  
 Katie Eickmann  
 Kathryn Mastorakos  
 Keith Stuckmeyer  
 Katherine Joslin  
 Kelli Loeffler  
 Kelly Atwood  
 John Long  
 Julie Long  
 Joseph Kemp  
 Kenneth Osbourn  
 Kerry Bresnahan  
 Kerry 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 Protosaltis  
 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  
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 Mark Bengard  
 Mark Smith  
 Mark Swyers  
 Irven Dale  
 Marlene Lischwe  
 Marsha Stevenson  
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 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  
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 Amanda Hammel  
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 Mike Lueders  
 Gary Michael Dunlap  
 Michael Huez  
 Mike Light  
 Marlana Light  
 Mike Massey  
 Mikhail Averbukh  
 Mary Sharamitaro  
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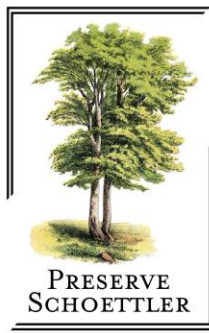


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Melissa Lenz  
Mary Lewis  
Michelle Halsey  
Michael Kane  
Maribell Knickerbocker  
Robert Knickerbocker  
Margaret Sedighi  
Mary Lee Walter  
Michael D Moore  
Mary Lou March  
Michael Cassimatis  
Laura Watson  
Monica Brooks  
Monica Meara  
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  
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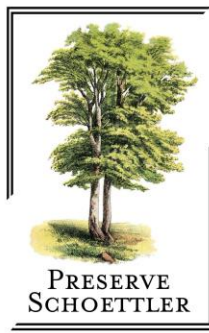


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 Stephanie McCarthy  
 Sandra Livergood  
 Sally Spowls  
 Samantha Frisicchio  
 Sandra Haley  
 Sandy Wertz  
 Sanjiv Bhatia  
 Angelina Hemen  
 Sarah Cohen  
 Scott Asperheim  
 Sherry Yazdi  
 Sam Brown  
 Scarlet Roberts  
 Stacey Carswell  
 Scott Swindells  
 Skylar Kim  
 Julius Schweich  
 Scott Dent  
 Deanna Deaton  
 Scott Deaton  
 Scott Carver  
 Scott Dollar  
 Rosemarie Priesmeyer  
 Scott Delap  
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 Geoffrey Seavey  
 Charles Williams  
 Steve Lockhart  
 Austin Lockhart  
 Julia Lockhart  
 Deborah Sellers  
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 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 Protosaltis  
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 Suzanne Queensen  
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 Steve Schreiter  
 Sheldon Beck  
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 Don Waldman  
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 Stephanie Rueckert  
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 Steve Fike  
 Steve Hackman  
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 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  
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 Susan Wieser  
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 Mary Sydney Weber  
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 Robert Vierling  
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 Angie Welch  
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 Tatiana Zagorovski  
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 Tina Sclair-Stein  
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 Teri Igel  
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 Dagmar Graham  
 Thomas Howard  
 Sharon Howard  
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 Thomas Green  
 Thomas Souders  
 Tyler Gehbauet  
 Tim Gossett  
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 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

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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

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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:**





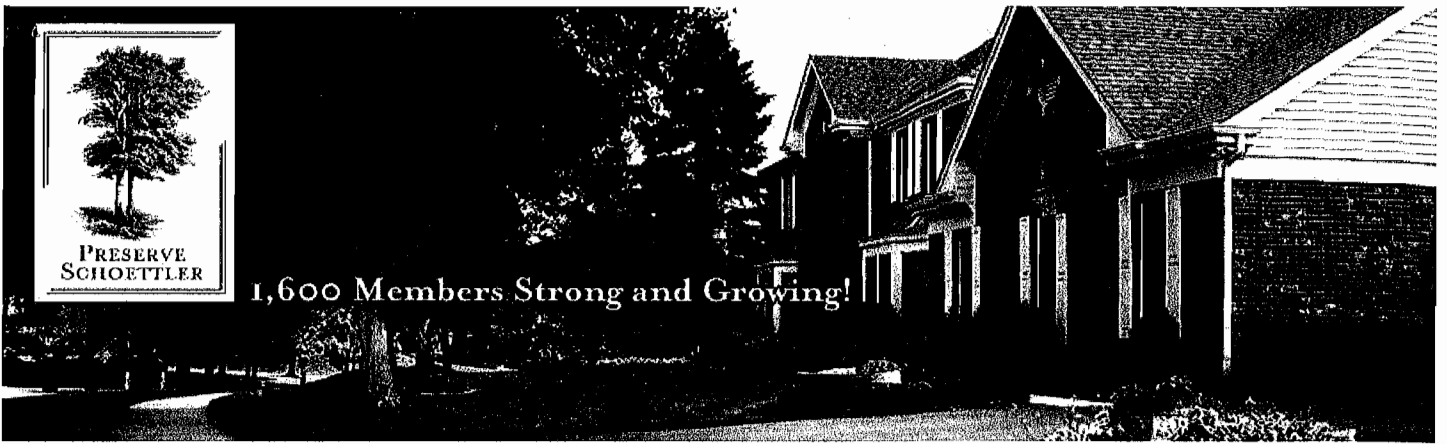




Sent from my iPhone



RECEIVED  
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

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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

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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

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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

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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

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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](mailto:jhenry@chesterfield.mo.us)

↳ "lowering values"

Jessica Henry

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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

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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

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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!

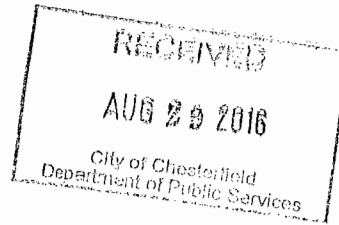
There are several reasons that I oppose the project. As a mother my top concern is safety. My daughters are in elementary school right now, but I'm envisioning what Schoettler Road would look like when they are old enough to drive and it scares me. Schoettler Road cannot handle any additional traffic 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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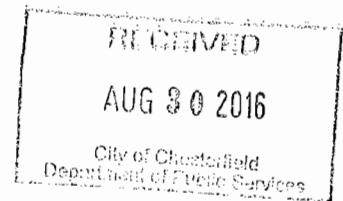
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Mrs Judy Fleher

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.

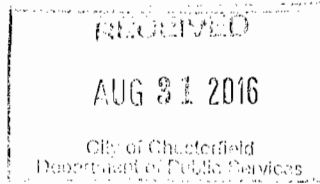
It is in your oaths to represent the people you have sworn to serve in the Chesterfield community, and with this proposal, we feel you have failed us. The Chesterfield Mall is a perfect example of the city not listening to the people they serve. Exactly what the residents feared would happen to the mall, 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

**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](mailto: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.

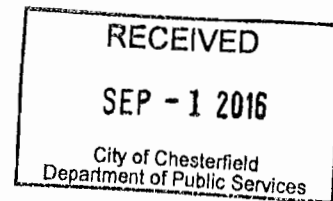
636-537-9851

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

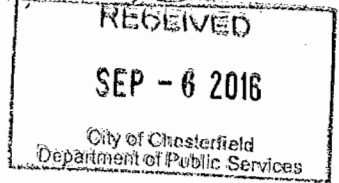


We the undersigned have signed this petition through PreserveSchoettler.com to **OPPOSE** changing from Single Family Zoning at Schoettler and South Outer 40.

**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.

6, 4, 11, 11, 1, 3, 11, 7

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](mailto: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

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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 <carolkoubayoung@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.

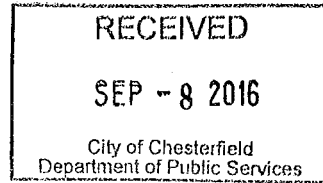
Thanks for taking time to read this, to consider, to respond, and to work in the best interest of our neighborhood. Not unwanted "development."

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.

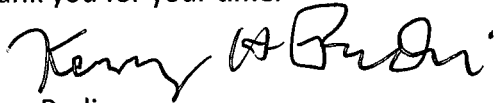
This would be a major mistake. It would be a disaster for those who invested in this area based on the current Chesterfield long range city plans and the current zoning. It has already led to some people thinking about moving out of Chesterfield. Since I have seen in my 25 years as a mortgage banker what this can do to property values, schools

and the city 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 taken 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](mailto:KerryRudin@gmail.com)

Jessica Henry

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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

→ Prince/ Jessica -  
for the record please -  
Guy

