• Comments - Duckett Creek Sanitary District
• Comments - Sandi Lauer
• Concept Plan Comments - Great Rivers Greenway
• Concerns - Robert Marquis
• Opposition - Alyssa Gratz
• Opposition - Ange Clow
• Opposition - Angela Ponder
• Opposition - Anne Weber
• Opposition - Barb Reynolds
• Opposition - Barbara Rain
• Opposition - Bernadette and Ted Hall
• Opposition - Billie Derham
• Opposition - Brittany Sherman
• Opposition - Bruce Burleigh
• Opposition - Carrie Kotowski
• Opposition - Catherine Maness
• Opposition - Cathleen Halek
• Opposition - Cathy Pellerito
• Opposition - Celeste Roberson
• Opposition - Charmaine Lemmie
• Opposition - Cheryle Cathcart
• Opposition - Chris Williams
• Opposition - Christopher Caldwell Sr.
• Opposition - Christopher Donahoe
• Opposition - Chuck Finan
• Opposition - Clint Kisting
• Opposition - Cynthia Metcalfe
• Opposition - Daryl Johnson
• Opposition - David Pizer
• Opposition - Debbie Geno
• Opposition - Debra Schmidt
• Opposition - Don Crozier
• Opposition - Doug Schmidt
• Opposition - Ed Shew
• Opposition - Elizabeth Cross
• Opposition - Eric Martinez
• Opposition - Gealina Engelhardt
• Opposition - Grant Scharnhorst
• Opposition - Heather Comparato
• Opposition - Jane Shields
• Opposition - Jennifer Heidt
• Opposition - Joan Reed
• Opposition - Joan Willenbrock
• Opposition - Joanne Nelson
• Opposition - John and Amanda Denninger
• Opposition - John McPheeters
• Opposition - Judy Dann
• Opposition - Jules Thro
COMMUNICATIONS RECEIVED AFTER 3-13-18 – APPLICATION PUD18-01

- Opposition - Karen Graves
- Opposition - Karen Heuberer
- Opposition - Kathleen Henry (Great Rivers Greenway)
- Opposition - Kathy Lahnmeyer
- Opposition - Kay Keaton
- Opposition - Keith Pallardy
- Opposition - Leland Graves III
- Opposition - Lucia Marshall
- Opposition - Lynn Blake
- Opposition - Margaret Munch
- Opposition - Marion Graves
- Opposition - Mark Kaiser
- Opposition - Marla Berry
- Opposition - Mary Martin
- Opposition - Merrilyn Zimbelmann
- Opposition - Michele Kastner
- Opposition - Michelle Wilson
- Opposition - Nancy Meier
- Opposition - Nancy Schultz
- Opposition - Nathan Jeffords
- Opposition - Patrice Coffin
- Opposition - Patricia Ferguson
- Opposition - Peter Catalano
- Opposition - Randi Vincent
- Opposition - Rebecca James
- Opposition - Richard Dann
- Opposition - Robert Egan
- Opposition - Robert Stumpf
- Opposition - Ron Coleman
- Opposition - Rose Mooney
- Opposition - Roy Guharoy
- Opposition - Scott Menkes
- Opposition - Stephen Culver
- Opposition - Steven Haile
- Opposition - Steven Roberts
- Opposition - Teresa Moss
- Opposition - Teresa Stahl
- Opposition - Tim Mooney
- Opposition - Traci Dale Pupillo (Katy Land Trust Inc. & Magnificent Missouri Inc.)
- Opposition - Wayne McDaniel
- Opposition - Zach Davis
- Opposition to a Portion of PUD - Stephen G. Jeffery (Zoltek)
- Response to Stephen Jeffery (Zoltek) - Brad Goss
- Support - Brenda Stehle
- Support - Greg Cenatiempo
- Support - Joe Hurster
- Support - Linda Bannister
March 15, 2018

St. Charles County Planning and Zoning Commission

Re: Missouri Research Park Residential Development

Dear Members of the Commission,


Since your last meeting on this request the developer has made significant changes and provided additional information in an attempt to address our concerns.

Please see the attached memo that outlines the issues and status of same.

Assuming that all of the promised actions take place, based on the correspondence received to date and attachments to this letter we no longer have the objections noted in our December 21, 2017 Revised Talking Points Memo.

Please let me know if I can provide any other information.

Sincerely,

Chuck Gross
Executive Director

Attachment:  March 15, 2018 Discussion Memo
December 21, 2018 Revised Talking Points Memo
Pickett Ray and Silver plat map showing 150’ buffer
March 15, 2018

Discussion memo

Re: Bluffs Development

1. **Maintenance of the “Duckett Creek Access Road.”** This issue remains of great concern to Duckett Creek. However, at this point in time a decision has not been made regarding the ownership of the roads, including the Duckett Creek Access Road. Therefore, this issue may be beyond the control of the developer. We maintain that we should be relieved of the responsibility to maintain any part of this road, partly because of the additional vehicular traffic from the proposed development and partly because of the ever-increasing vehicular traffic from trail users. We appreciate the developer agreeing to extend the road dedication to include the entire Duckett Creek Access Road.

Similarly, the developer desires to alter the intersection of the Duckett Creek Access Road at Research Park Drive to improve the angle at that intersection.

2. **Payment of connection fees and monthly service charges to Duckett Creek.** The developer has assured us in writing that they fully plan to pay Duckett Creek the required connection fees, as called for in our Rules, Rates and Regulations. Also, the developer acknowledges and supports the individual home owner’s responsibility to pay the monthly service charges to Duckett Creek.

3. **Proximity of homes to the plant. Issues of noise, odors and light.** The developer has revised their plans, reduced the number and location of homes and established a 150’ buffer from the Duckett property line to the location of the individual home.

As I stated in my previous memo, there cannot be a guarantee that odors, noise and light will not impact property owners in the proposed development. However, a 150’ buffer along with quality and intentional disclosures to prospective and future property owners in the area is a reasonable attempt to address the proximity issue. (See paragraph 4 below.) The developer (through Pickett Ray and Silver) has provided a revised plat of the development, clearly showing a 150’ buffer zone running adjacent to our plant property. We submit this plat map as it is an assurance on the record that the 150’ buffer zone is clearly the intent of the developer.

4. **Notification of prospective and future property owners in the proposed development.** As I stated in my last memo, because no buffer zone will guarantee that there won’t ever be noticeable odors, noise and light coming from the plant, language that will appear in the Declaration of Covenants for the Missouri Bluffs Project and placed in each sale contract into the future has been agreed to by the developer and Duckett Creek. The agreed to language is as follows:

   “Each Owner of a Lot, by the acceptance of a deed to such Lot, acknowledges that the Property is located near the Missouri Research Park (the “MRP”). Abutting property
owners or tenants in the MRP, including the Duckett Creek Sanitary District facility and
Zoltek Corporation, may operate and receive deliveries, during all hours of the day. Each
Owner acknowledges such abutting uses and is aware that sounds, odor, or light may
emanate from such abutting properties that are associated with such uses and each Lot is
subject to a negative easement in favor of property owners and tenants of MRP with
respect to noise, odor or light encroachment, for the purpose of allowing Duckett Creek
Sanitary District and Zoltek Corporation to continue to operate in the future without
interference and objection."

We appreciate the efforts of the developer, Mr. Goss and Ms. Johnson for their efforts to
address the issues we have raised. Based on the above, we no longer have the objections
noted in our December 21, 2018 memo.

Respectfully,

Chuck Gross
Executive Director
December 21, 2017

(REVISED) Talking Points re: Bluffs Development

Part of the Duckett Creek Mission Statement is “...promoting economic development in St. Charles County.” We have assessed the capacity of the plant and we have the ability to service the area. Further, consistent with the above statement, we’d like to have the customers! However, we must offer some comments on the proposed development as it stands today.

1. Under an agreement with the Curators of the University, we are currently required to maintain the entire length of our access road. Because of the increased traffic over the full length of the road leading to our plant, we believe our continued responsibility to maintain this road is not appropriate.

   The angle of the intersection of our access road to Research Park Dr. should be re-oriented. We suggest abandoning the portion of our access road after the intersection with the new subdivision road and angling it more easterly so that a 90 degree intersection is created. It will result in a more favorable turning radius and reduce bunching up that otherwise will occur because of two stop signs very close together. (See map)

2. In order for Duckett Creek to sustain its business and not overly burden existing customers, we will require our normal connection fees be paid at the time the subdivision is permitted by us.

3. While we aren’t able to determine the exact distance, there appear to be a number of homes that will be in very close proximity to the plant. This is a 7 million gallons per day plant that discharges to a creek alongside the trail bordering the proposed development. This plant has been operating at this location for over 20 years and has never failed to meet its permitted discharge limits. Further, we have never had an odor complaint from anyone using the trail right next to the plant. This plant operates very well.

   However, it is a sewer plant. There will be times when odors will come from the plant. Odors tend to spread out and follow the ground and can travel a fairly long distance. All prospective property owners need to be aware of the existence of the plant and the probability that there will be, from time to time, odors emanating from the plant.

   Also, a plant this large has large motors, generators and pumps. It operates 24/7 and noise will be a constant reminder that the plant is operating. Finally, the lighting of the plant facilities and parking areas is minimal but will probably be very visible from homes in the area.

Section 405.190.A of the Ordinances of St. Charles County states that the objectives of planned unit development districts include providing "buffers between uses." The conceptual plan provides no meaningful buffer between the newly-proposed residential area and the sewage treatment plant.
Missouri State Regulation 10 CSR 20-8.140 in part says: “The following items shall be considered when selecting a plant site: proximity to residential areas; direction of prevailing winds; ...noise, potential odors, air quality and anticipated sludge processing and disposal techniques. Where a site must be used which is critical with respect to these items, appropriate measures shall be taken to minimize adverse impacts.” Clearly, the state is advising that locating a plant in close proximity to residential areas must be done with extreme caution. Though this case involves homes being built near the plant, not the plant being built near homes, the principles still apply.

However, very important, no buffer zone will guarantee that there won’t ever be noticeable odors coming from the plant. In essence, when it comes to odors, buffer zones really do not apply. Odor is, to an extent, a personal issue or “in the nose of the beholder.” You can try to “guesstimate” how far is far enough from any odor emitting source. However, humidity, distance, atmospheric temperature, wind, etc. play into how far odor can travel. No buffer distance you might invoke will guarantee that there will never be an occasion when odor will be detected by a resident.

Also, when Missouri Rte. 364 was just a plan, I believe the County required that the planned corridor be disclosed on all promotional materials for proposed subdivisions in the area. Perhaps you could include the same for this development as well.

Therefore, with regard to the issue of notification of prospective home buyers, we implore the County to, at a minimum,

1. for the purpose of shielding residents from the sight, sound (and to an extent) the smell of the plants’ operations require a buffer zone of at least 150’ from the plant facilities to residences; and,

2. require a notice in all promotional materials that there is a sewer plant adjacent to the development; and,

3. require a recorded notice on the deed that there is a sewer plant in the research park, adjacent to the residential development.

While we certainly support residential development, we encourage you to take into consideration the issues we’ve raised for the long-term satisfaction of the residents.

We have spoken with Mr. Brad Goss and representatives of Pickett Ray and Silver and we believe they appreciate the need for full disclosure of the plant.

Respectfully,

Chuck Gross
Executive Director
Just a thought but have you considered researching GreenBiz for persuasive arguments regarding environmental investment melding conservation and land development?

These universities have made themselves into corporations with huge portfolios and top down financial structures- which leads to more troubling questions regards the public money and this behavior. That aside, they will be looking at this land value differently and as disposable. After the Paris Accord, there is an on-going, global investment shift going on (i.e. Trees are good business) despite the current administration's position.

You may want to look at GreenBiz. Just a thought.
March 20, 2018

St. Charles County Planning and Zoning Commission
c/o Ms. Ellie Marr
201 North Second Street Room 420
St. Charles, MO 63301

Dear Ms. Marr,

Great Rivers Greenway staff have reviewed the revised concept plan for “The Bluffs Planned Unit Development” (PUD) in St. Charles County dated February 23, 2018. Since the first PUD and our letter from December 15, 2017, staff has communicated with the development team to help answer questions and address some of our concerns noted in the first PUD.

The development will impact the Busch Greenway built by Great Rivers Greenway and maintained by the University of Missouri Research Park. The following comments were generated from the review of the revised PUD along with conversations with the development team.

1) The PUD will impact the flow of traffic and the configuration of Research Park Drive and the proposed new streets noted on Sheet 8. Great Rivers Greenway is concerned with vehicular/trail user conflicts where the new street crosses the trail. We recommend that the trail crossing be designed in accordance with Great Rivers Greenway Design Guidelines and appropriate safety measures. Great Rivers Greenway requests that we are provided engineering drawings to review and approve any road crossing the existing trail.

2) The revised Bluffs PUD concept plan states that the development will generate an “estimated sanitary flow of 133,940 gallons per day reduced from 160,953 gallons per day.” Great Rivers Greenway wants assurances that the boardwalk, trail and bridges would not be affected by any increased flow from the PUD.
3) The revised PUD shows the addition of sidewalks which Great Rivers Greenway is appreciative. Providing a safe pedestrian environment is important with multiple benefits to the future residents.

4) The development team has proposed two options for a potential new trail connection from within the PUD to the existing greenway trail. While we appreciate the intention to provide a trail connection, Great Rivers Greenway is concerned that the proposed connections are very challenging given the topography of the area. We encourage the development team to thoroughly review the feasibility of either potential connection. Having the grade of the proposed trail no greater than 8% is important to provide access for people of various physical abilities. Great Rivers Greenway is willing to work with the development team on a connection but will not pay for designing or constructing the connection.

Great Rivers Greenway appreciates the responsiveness of the development team to work with staff to address our concerns. We would like to request a written response to our comments.

Respectfully,

Susan Trautman
Chief Executive Officer

CC: Jennifer George
Dear members of the St. Charles County Planning and Zoning Commission:

I am writing to express my concern over the plan to rezone a portion of land next to the Katy Trail to allow housing. I know this area quite well, having hiked, biked, and conducted research in the adjacent August Busch Conservation Area and the Katy Trail. Our natural lands have been chopped down and carved up into pieces, and the remaining portions continue to be nibbled away at. I believe that there should be a more balanced approach to land use.

These are not “unused lands” in any shape or form. They provide needed habitat for plants and wildlife, and for the thousands of humans every year who are drawn to them for enjoyment and recreation.

Creative zoning to protect the view and the forest could be instituted, or perhaps there are one or more persons out there who might purchase the land to protect it from development for perpetuity.

I suggest that we need to seek a balance between development and preservation. In the St. Louis region, development is winning out to the detriment to all of those who live here, and who might be drawn to live here. People will stay where they have grown up, or move to places where there is a reasoned balance between protection and development, with the ultimate goal of a high quality of life for all. I ask that the St. Charles County Planning and Zoning Commission make a decision in favor of preservation and a high quality of life for all current and future inhabitants of our region.

Sincerely,

Robert J. Marquis

314-863-1799

St. Louis, MO 63130
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,
With the constant development of new neighborhoods in St. Charles county, we must be incredibly selective of where these developers are allowed to build if we want to continue to be an appealing location for families.

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Alyssa Gratz
2249 Delaware Drive
Alyssa, MO 63303
sismouse@hotmail.com
(314) 368-3429

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Ange Clow
1360 Briar Creek Dr.
Ange, MO 63304
angenoi@hotmail.com
(636) 443-5551

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Angela Ponder
3661 Eagles Hill Ridge
St. Charles, MO 63303
aponder@mac.com
(636) 447-2328

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear Commissioners,

I am writing to express my dismay and opposition to this “reworked” proposal for development along the bluffs of the Missouri River. I implore you to think of what a gift you can give to future generations by maintaining this small but treasured part of St. Charles County in its natural state.

The proposal will not only destroy forever a beautiful part of the county, but will increase traffic congestion in an area that will not benefit in any way from more population. There are plenty of places in St. Charles county to build dense housing developments which are already capable of handling more residents. Please keep the irreplaceable beauty of the Missouri River bluffs intact! This area is already housing many natural species that depend on your protection.

Thank you for considering the long term gift that you can ensure to future generations by voting NO on PUD-18-01

Sincerely,

Anne Weber
11405 Macs Cove
Wright City MO 63390

636-443-9422
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Barb Reynolds
709 Cullenmor Hill Dr
Weldon Spring, MO 63304
barb0210@sbcglobal.net
(636) 928-6574

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Please reject the proposal to re zone Missouri Bluffs. The land next to Weldon spring Conservation Area and Katy Trail should not be heavily developed. We need more contiguous green space, not less.

Barbara Rain
To Whom It May Concern;

I do not believe a 360 home development is in the best interest off of the Katy Trail. I walk that area and it is so nice to have the woods to walk in so close to home. I am sure Whitaker can find some other land in St. Charles to build on. I would be ok with larger lots and fewer homes in that area. How about 10 acre lots?
I think the impact on wildlife not to mention water drainage would be negative to the area. The traffic impact would also be a negative in such a lovely wooded area.
Say no to the development.

Bernadette Hall

Bernadette and Ted Hall
Mohalls@charter.net
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Billie Derham
203 McDonough St
St. Charles, MO 63301
pnowoman@sbcglobal.net
(636) 946-6193

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Brittany Sherman
1711 N 3rd Street
St. Charles, MO 63301
blsherman85@gmail.com
(636) 541-5045

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Bruce D Burleigh
608 Imperial Drive
O Fallon, MO 63366
bdburleigh@gmail.com
(636) 240-7739

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Carrie Kotowski
8519 Genevieve Ave
Brentwood, MO 63144
clkatowski@gmail.com
(314) 749-8774

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
To the Saint Charles County Zoning Commission,

I am forwarding my email above/below dated December 19, 2017 to reiterate what I said regarding PUD17-01. These concerns still stand. I would like to add additional concerns for PUD-18.

With the history of builders in this area, we all know that the first thing a construction company does is bulldoze, level, and reshape the landscape. So, any time a builder says, "the whole point of the project is to blend into the surroundings and to preserve much of the forested, hilly terrain", it makes me question why the builder is building in this area, and makes me question the self-interest of the builder.

We are running out of preserved areas in Saint Charles County. We already have scores of beautiful luxury homes. We don't need more luxury, upscale homes. And I question the 120 attached units near the golf club. Attached units in a luxury home area?

Sincerely,
Catherine H. Maness

On Tuesday, December 19, 2017 1:54 PM, Cathy Maness <spit_fire@att.net> wrote:

To the Saint Charles County Zoning Commission,

I am writing to appeal to you who choose to live in Saint Charles County because of the very nature of the area. Please reconsider rezoning 369 acres of the Missouri Research Park from agricultural/parks to residential. We seem to be forgetting the reason and purpose for this area.

When the bulldozing starts, the endangered Indiana Bat will become more endangered because of the loss of protection of its habitat. Bulldozing this area will bring a loss to hundreds who come to enjoy the natural setting along the Katy Trail.

While rezoning brings profit for a few, the many will suffer from lower valuation of their homes in Weldon Spring Heights.

Do you want all of this to be your legacy?

To Greg Whittaker,

Instead of going through all the effort of vanquishing a natural habitat and contributing to urban sprawl, why not use that effort in clearing a blighted area and building new homes where it will shorten the daily commute for hundreds of workers? Be a trend setter.

Reuse the architectural materials from the area for the new homes. Just think of the jobs you will create, the companies you will involve in the effort, and the profit you will gain, not to mention the good will toward your endeavor.

Please reconsider your request to rezone Missouri Research Park, because rezoning to residential takes away the very purpose for area, and will not even be there for the new residents.

Sincerely,
Catherine H. Maness
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

cathleen Halek
1116 S. 2nd St.
Cathleen, MO 63301
cathleenhalek@yahoo.com
(636) 724-9466

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Cathy Pellerito
610 Thicket Lane
Lake Saint Louis, MO 63367
ma05@centurytel.net
(636) 561-4278

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Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Celeste Roberson
140 Dornoch Ct
St Chatles, MO 63301
cffrm@gmail.com
(315) 560-0124

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Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Charmaine Lemmie
441 Rascal Crossing
o"Fallon, MO 63366
charlem53@aol.com
(312) 294-3664

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Cheryle Cathcart
21201 Cuivre Dr
Lake St Louis, MO 63367
cheryle4u@gmail.com
(314) 602-2944

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,
Chris Williams

Sincerely,

Chris Williams
5739 Westchester Meadow Dr
Weldon Spring, MO 63304
bigchriswill1@gmail.com
(314) 550-7099

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
St. Charles County Planning & Zoning Division
201 N. Second Street, Room 420
St. Charles, MO 63301

Dear Planning & Zoning Commissioners:

I strongly object to the proposed zoning change and the numerous waivers of regulations to allow residential development in “The Bluffs” (PUD 18-01). These changes will only benefit the developer yet has extreme societal cost to so many in St. Charles, the State of Missouri and more.

This proposal does not adhere to the 2025 Master Plan which clearly states the area should remain undeveloped. This land was trusted to University of Missouri for conservation purposes. What a wise forethought. Most people think it is already a park. The Katy Trail is a treasure that is used and appreciated by many residents and visitors who ride and spend money in St. Charles County. They do so because of the natural beauty of the area and the development will ruin this.

Public safety would be at risk with the narrow streets, inadequate off street parking, terribly steep grades (15%) for our climate which includes unpredictable weather with ice and snow. How will emergency services access? How about school buses? Both have had terrible issues in my subdivision and the grade (12%) and traffic is much less.

Why would you allow residential homes so close to manufacturing and commercial plants and so close to the Duckett Creek Sanitation Facility? Think about the future complaints and headaches regarding the noise, the smell, the traffic alongside residential homes. What are you thinking?

What precedence would giving in to a developer set? What’s next? Why not stick to the 2025 Master Plan regarding this area? What would keep the developer from closing the Golf Course and building even more units without even needing to ask you to rezone? St. Charles County has other areas better suited for residential development

Please have the strength to speak for those who can’t speak for themselves such as the beautiful wildlife; what will happen to them when their habitat is compromised and destroyed? Please consider the future generations who deserve this natural beauty. I grew up in Southern California and so appreciate how the governmental leaders had the forethought to preserve many of the natural beauties. Real Estate developers fought to gobble up more land but leaders had the integrity to do the right thing and they preserved many areas so everyone could enjoy not just the richest. Missouri has its own beauty and the Bluffs a gem that needs to be preserved.

I urge you to deny this application and consider ALL the costs involved for ALL those impacted and not give in to ONE developer.

Sincerely,

Christopher C. Caldwell, Sr.

ChrisCaldwellSr@gmail.com
To: The Honorable St Charles County Panning and Zoning Commissioner's

I, as an elected official of the Town of Weldon Spring Heights (WSH) and as a long time resident (30+) years wish to express my sincere objection and condemnation to the continuation of this proposal to rezone and destroy an irreplaceable beautiful landscape and wildlife habitat for the development of several hundred housing units!! As a Trustee of WSH often stop and ask myself "Does this truly benefit the Residents of our community? Our great county has ample and ideal available lands to build upon for mass housing. NT Home Builders shouldn't be allowed to destroy the counties natural (beautiful) landscape and wildlife habitat.

As good stewards of the county natural resources we ask you to vote "NO" to this groups devastating commercial development proposal!

Thanks you,

Christopher Donahoe

Trustee of Weldon Spring Heights
31 Weldon Spring Heights Drive
Weldon Spring Heights, Missouri 63304
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,
Chuck Finan VOTER/Tax payer

Sincerely,
Chuck Finan
608 Callaway Ridge Drive
Defiance, MO 63341
chuckfinan@msn.com
(314) 578-7612

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehmann,

As a St Charles County resident and an avid user of the Katy Trail I strongly oppose the development of 150 acres adjacent to the Katy Trail.

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea. The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Clint Kisting

Sincerely,

Clint Kisting
28 Pershing Lake Dr
Clint, MO 63376
clint.kisting@gmail.com
(636) 866-9366

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
The Bluffs Rezoning Request 3/19/18

The nearly 400 acre oak and hickory forested Missouri River bluff property before you for rezoning is a priceless and irreplaceable asset to St. Charles County. It does not appear that the 3/19 application has materially changed the proposed development’s concept or impact. If the rezoning is approved, the mature forest on the high ridges will be cleared and covered with a dense housing project. The awesome view scape and pristine nature will be lost.

From 2001 to 2007 I served on the four member board that governs the Missouri Department of Conservation and learned how highly the citizens of this state value and support their natural land. It is especially true of the voters of our region, who carried the day for the department’s sales tax decades ago. State voters recently reconfirmed the Department of Natural Resources soil and water tax. St. Charles City and County support as well their highly regarded park departments and Great Rivers Greenway. Busch/Weldon Springs is the most heavily used conservation area in the state. The state park Katy Trail is beloved because walking or riding through the countryside is good for spirit and body.

The land at risk from this proposal is a critical site. The wooded bluffs are the image of St. Charles, what everyone sees before crossing the river. The views make one want to enter the county, to visit, live, work, enjoy the sylvan lifestyle. Blight that with a housing project and we all, especially the citizens of St. Charles, now and future, will regret the legacy.

Cynthia Metcalfe
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Daryl Johnson
4032 Graybridge E
Saint Peters, MO 63376
everybodydance2@gmail.com
(636) 336-6588

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

David Pizer
1619 Nash Drive
Ofallon, MO 63368
daveinflorida@yahoo.com
(636) 265-1155

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

debbie geno
3713 westport dr
st charles, MO 63303
dgeno4444@yahoo.com
(314) 560-7543

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Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,
Deb Schmidt

Sincerely,

Debra Schmidt
3 Green Meadow Court
Saint Charles, MO 63303
deb.schmidt60@gmail.com
(763) 439-3345

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Don Crozier
1503 Belleau Lake Drive
O'Fallon, MO 63366
doncrozier@gmail.com
(636) 978-1790

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,
Doug Schmidt

Sincerely,

Doug Schmidt
3 Green Meadow Court
Saint Charles, MO 63303
schmidt.dv@gmail.com
(763) 377-3214

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Ed Shew
2000 Abby Ct
Lake St Louis, MO 64367
tshew@msn.com
(636) 614-6717

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Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Elizabeth Cross

Sincerely,

Elizabeth Cross
1725 W Adams St
Saint Charles, MO 63301
bethcross@att.net
(636) 751-6502

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Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Eric Martinez
375 Beckley Place
St. Charles, MO 63304
evmar91@gmail.com
(636) 577-9442

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehmann,

My husband and I moved to St. Charles county in 1999. We have often remarked about how much more enjoyable it is to live here than in crowded St. Louis county. However, now my husband and I constantly see new sale signs go up on pieces of land where we have enjoyed seeing open space for years. We fear that soon our home area will have the same crowding and lack of green space we've experienced elsewhere. Green open spaces are a large part of St. Charles County's appeal to both residents and visitors.

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,
Gealina Engelhardt

Sincerely,
Gealina Engelhardt
86 Rue Grand Drive
Lake St. Louis, MO 63367
engelhardt86@gmail.com
(636) 293-0903

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Gentlemen I am a native of the area that is being proposed to be rezoned from agricultural to residential. I spent my formative years years 1949 through 1959 in Hamburg. My parents rented a house from the University of Missouri. I attended the Francis Howell school system.

My brother and I worked on the University's experimental farm during the summer months. The experimental farm raised crops, cattle, and managed forestry on the approximately 7800 acres. My father worked for Atlas Powder Company as a fireman from 1941 through 1951. That company provided munitions for the second world war and was on an area that encompassed 18,000 acres. The 7800 acres was deeded on a 30 year lease from the federal government with the title reverting to the University after 30 years. They in turn sold most of this property to the Missouri conservation commission in approximately 1978. The acreage that the research park is presently on was retained by the University. They in turn leased out the property that the Missouri bluffs Golf club is on.

It would be a disappointment and irresponsible of the University of Missouri to sell this property to a developer for a multi/residential use. This would only disturb the solitude and beauty of the area with increased traffic.

I respectfully request that the board reject this proposal.

Grant Scharnhorst
I whole heartedly object to the destruction of this beautiful land. It is wrought with rich history. Please do not allow it to be destroyed by a large development and sewage runoff.
Thank you,
A concerned neighbor
Heather Comparato

God Bless Your Day
I am a home owner in The Village of Weldon Spring Heights. My backyard backs up to the beautiful Missouri Conservation. I’m denying your new plan. We have put in many years at preserving the land. We as a village do not need the conservation destroyed by new development.

Jane Shields
Sent from my iPhone
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Jennifer Heidt
3126 Bedford Lane
St. Charles, MO 63301
heidtjen@hotmail.com
(619) 200-8069

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,
Joan Reed

Sincerely,
Joan Reed

618 Pralle Lane
St. Charles, MO 63303
joanreed7@att.net
(636) 465-3776
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Joan Willenbrock
500 Michael Ave
Wentzville, MO 63385
joanwillenbrock@gmail.com
(636) 639-6003

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Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

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This natural area is too important to St Charles County residents and visitors from near and far to pave over.

I do not want to see this pristine destroyed. I love walking in this area appreciating nature.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Joanne Nelson
1Savannah Ct.
St. Peters, MO 63376
ranjo1@charter.net
(636) 387-9090

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
My family and I are strongly apposed to the proposed development PUD-18-01

Sincerely,

John and Amanda Denninger
25 Weldon Spring Heights Dr.
Weldon Spring Heights, MO 63304
Re: Missouri Bluffs PUD

Dear Planning and Zoning Committee members;

I am writing in opposition to the proposed Planned Unit Development know as Missouri Bluffs.

I lived in St Charles and Augusta many years ago when the County was beginning it’s growth boom and continue to visit St Charles County regularly on my way to my Pike County farm. I have been involved with real estate development, farming, landscape installation and the nursery business for decades.

Decades of study and literature and my personal experience lead to the following conclusions regarding the proposed development of 370 housing units on the Missouri Bluffs.

The following items will kill most of the trees on the property.

The installation of the road, utilities and the associated grading, which will extend well beyond the road right of way, will remove the trees along the ridge tops with in the grading plan limits.

The construction of the houses will remove additional trees.

The lack of adequate provisions for storm water management will change the historic patterns of water flow and hasten the death of remaining tress.

The selling point of these houses is their location on the bluffs and the previsions to protect the trees remaining on individual lots is not adequate. The homeowners will continue to remove trees to open up their property and exaggerate the changes in water flow.

The result of the construction on this fragile landscape will be the degradation of this valuable habitat beyond recognition.

For any visitor entering St Charles County from the East on Highway 64 the entire experience will change from the feeling that one is entering a community that cares about the natural landscape to the recognition that Western St Charles County has fallen prey to the all mighty real estate developer. All of the communities along Highway 94 West that rely on tourism will suffer from the lack of foresight of this Commission if this development is allowed to proceed.

Sincerely,

John McPheeters
I am writing in complete opposition to the rezoning of the Missouri Research Park and further development of the land. It is wrong.
1- There are too many natural resources, wildlife, etc. that would be adversely impacted by this development.
2- There are poorly planned traffic routes for the added traffic to the existing infrastructure.
3- Putting "luxury homes" next to an industrial area/ water treatment facility makes absolutely no sense. Who does this?
4- The land was never intended for this.
5- The recreational areas will be adversely affected. This access/trail is a great place to unwind. Not so great when all the 'private' residents are not wanting the public traffic.
6- Why? Why not tear down some vacant strip malls and build. Don't desecrate this piece of land.
7- Shame on the University of Missouri for trying to sell out!

Do the right thing. Vote No!

Sincerely,
Judy Dann
I would like to voice my objection to the proposed housing development at the Missouri Bluffs. I think that this development will be a tremendous detriment to the scenic vistas along the Missouri River and trail systems in this area. It will also be of great harm to the wildlife as well. The nearby Weldon Springs Conservation Area and Busch Wildlife area are wonderful places for St. Charles Co. residents and people from the entire region and beyond to get away from the hubbub of city life and observe nature as it was intended. This new subdivision would infringe upon that opportunity by creating more noise, traffic, pollution etc. It will also be squeezing the wildlife into an ever dwindling area for them to live in a natural state. Before voting on this issue ask yourselves the following simple question. What do we want to leave for future generations of St. Charles Countyians, a beautiful natural forested area or yet ANOTHER subdivision? I hope you will make the right decision and reject this proposal. Thank you for your time.

--Jules Thro
9 Elk Trail
St. Charles, MO 63303
As someone who enjoys hiking and biking in the area, I oppose the new Missouri Bluffs development. I believe it will disturb wildlife and negatively effect the enjoyment of nearby trails and conservation areas. As a nearby resident, I believe the area is just not able to handle this influx of people.

It is my understanding that the Missouri State Highway Patrol and the St. Charles County Police Department are responsible for patrolling the roads in this area. Their resources are extremely limited and already their daily presence on area roads is lacking.

Furthermore, these roads are in disrepair with potholes and many of these roads lack shoulders. Again, the area cannot handle this influx of people. This new development negatively impacts more than just the adjacent properties but all those living in Weldon Springs, Defiance, Augusta, New Melle etc.

Karen Graves
314-775-8906
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

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Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Karen Heberer
1631 Mount Vernon Dr Saint Charles MO 63303 United States
Saint Charles, MO 63303
kheberer@att.net
(636) 477-0006

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
March 20, 2018

Members of the St. Charles County Planning and Zoning Commission: Kevin Cleary, Roger Ellis, Craig Frahm, Gary Griffin, Mike Klinghammer, Thomas Kuhn, James Leonhard, Kevin McBride, Robert McDonald and Ron Saettele

Sheila Weiss, Commission Contact
201 N. Second St., Suite 420
St. Charles, MO 63301
Via email: ctypnz@sccmo.org

Re: PUD Rezoning and Concept Plan Request - Research Park Circle, and Highway 40
Application: PUD17-01

Dear Sirs:

On behalf of the Greenway Network, I am writing you to inform you that the Greenway Network opposes the above-referenced requested zoning change.

Greenway Network was founded in 1993 and is a grassroots, volunteer-based 501(c)(3) nonprofit organization based in St. Peters, Mo., and is affiliated with the Missouri Conservation Federation. Greenway Network has approximately 150 members and coordinates hundreds of stream team members in the region. Its mission is to conserve natural resources, encourage sound management of the watersheds, and protect the quality of life for the residents of the St. Louis Region. Greenway Network is not anti-development but believes that development must proceed with sustainable plans and provide for low impact considerations for natural resources.

Greenway Network opposes this rezoning request because if granted, the project will allow commercial development to degrade the Busch Wildlife area by increasing stormwater runoff, decreasing wildlife habitat and encouraging urban sprawl. Greenway Network supports the St Charles County Master Plan which shows the future use of this as Parks and Open Space (Master Plan p. 9.0).
Since the property was sold at a greatly reduced price to the University of Missouri by the federal government for agricultural, forestry and wildlife use, Greenway Network suggests that the property be donated by the University of Missouri to the Missouri Department of Conservation to be added to the adjacent Busch Wildlife Area for wildlife research.

**I. Greenway Network Opposes the New Plan for the Same Reasons it Opposed the First Plan**

The new plan filed on February 22, 2018, does not differ in any significant way from the old plan. The new plan still allows for too many houses and roads to be built in an area unsuitable for that density of development. The old plan allowed for 315 single family units and 120 multi-family units on 396 acres; the new plan allows for 289 single family and 73 multi-family units on 386 acres.

**II. The Proposed Plan does not promote the Health, Safety and Welfare of the Citizens**

St. Charles County is a first-class Charter County governed by sections 64.010 to 64.160 of the Revised Statutes of Missouri. The Master Plan and Ordinances of St. Charles must promote the health, safety and welfare of the citizens of St. Charles, in order to be in compliance with state laws concerning zoning. Unified Development Ordinance of St. Charles, § 405.040, RSMo § 64.040.

Since the Master Plan does acknowledge that protection of prime farmland, wetlands, and other natural resources is needed to reduce problems with storm water management and protect habitat for wildlife, and that air and water quality need to be protected for human health (Master Plan p. 5.3), these requirements must be met.

The proposed PUD plan does not promote the health, safety and welfare of the citizens for several reasons. The PUD requires 60 acres of trees to be cut and replaced with concrete, thus exacerbating climate change and causing a significant loss of habitat for many species of birds and mammals. The old plan required 58 acres of trees to be cut. The PUD requires narrow streets, no curbs and no roadside ditches, making driving unsafe for residents.

The Master Plan spells out a strategy to “Support land use patterns that will utilize public transit” (Master Plan p. 4.2). The PUD will do the opposite. The hundreds of new occupants will increase traffic and make the roads less safe for people who already live in the area. People will then want to widen existing roads which will cause more loss of habitat and increased concrete and the problems it creates.

St. Charles recognizes that air pollution is already an issue. (Master Plan p. 5.1). This project will cause a substantial increase in air pollution because hundreds of homes are planned, and the area is inaccessible by any method other than automobiles which are significant contributors to air pollution.
St. Charles County Planning and Zoning Commissioners  
March 20, 2018  
Page 3

St. Charles has acknowledged in its Master Plan that stormwater run-off is likewise an issue in the County (Master Plan p. 5.2). The rezoning, if granted, will increase stormwater run-off which may contribute to pollution of watersheds.

III. The Current Zoning is Reasonable

The land is presently zoned agricultural, allowing one house to be built on a five-acre parcel. This is reasonable and the land is unsuitable for the hundreds of dwellings that are proposed. The unreasonableness is demonstrated by the large number of variances that the developer will seek, including the narrowness of streets, lack of turnaround spaces, slope of streets, among others. Furthermore, the current zoning allows for the area to continue to provide habitat for wildlife and birds including the bald eagle and Indiana bat, and wildlife will be adversely impacted by the project if allowed to proceed as requested. The developer has not demonstrated that the current zoning is unreasonable nor that the project is in the public interest.

IV. Conclusion

In conclusion, Greenway Network asks the Planning and Zoning Commission to deny this request.

Sincerely,

Kathleen Henry
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Kathy Lahmeyer
3702 Bedford Pointe Court
St Charles, MO 63385
klahmeyer@yahoo.co
(636) 887-2508

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear Planning and Zoning Committee,

This is concerning property this Missouri Research wishes to sell on the beautiful bluff along Katy Trail. So many people enjoy this view as they come west for on the Daniel Boone Bridge. Chesterfield has put a stop on developing green spaces with so many houses/apartments. So the Bluffs are now so appealing bordering so very close to Chesterfield but not having to be restricted to the Zoning rules that Chesterfield has now in place. There is so very much against this request. Please do the right thing and stop the raping of so much of green space in St. Charles County.

Thank You
Kay Keaton

Sent from my iPhone
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Keith Pallardy
38 Fairfax dr.
St.Peters, MO 63376
patandkeith@live.com
(636) 970-6302

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
I am writing to oppose the rezoning and further development PUD 18-01 Missouri Bluffs Development.  
I believe the plan will have a very negative impact on the existing community and the conservation intended in the original zoning created in that area.

Sincerely,

Leland Graves III
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Lucia Marshall
618 Roundstone Drive
Weldon Spring, MO 63304
lmarshal@mail.win.org
(636) 928-3734

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
I oppose the rezoning effort to add a housing development at Missouri Bluffs.

Lynn Blake
St. Peters, MO
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Margaret Munch
301 Decatur St.
St. Charles, MO 63301
mmmunch@rscj.org
(636) 946-7276

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
From:
Marion Graves
10 Weldon Spring Heights
St. Charles, MO 63304

To:
St Charles County
Planning and Zoning Division
201 N. Second Street. Room 420
St Charles, MO. 63301

Subj: PUD Application 18-01

I have been resident of Weldon Spring Heights Township for 45 years, since 1972. My late husband Leland and I raised three wonderful children in our house in Weldon Spring Heights. This is a special place, nearly untouched in its charm from the day we moved in.

My children, grandchildren, and even great-grandchildren have grown/are growing up in this neighborhood. I feel that this neighborhood is threatened by development of adjacent lands as proposed by NT Homebuilders in PUD Application 18-01.

This application proposes the development of a major residential subdivision on the Bluffs of the Missouri River near the Daniel Boone Bridge. With hundreds of homes proposed for the bluffs, I feel that inadequate environmental planning has taken place, even this second time. We regularly have roving groups of white tail deer walking through our neighborhood. I have seen as many as 21 at a time. What will happen to them? Who speaks for them? We also have bald eagle nests in the Busch Wildlife Preserve that will suffer. Has an environmental impact statement for any of this proposed development been submitted?

I also believe that the automobile traffic that comes with hundreds of new homes will cause hardship to this neighborhood. Even today, no one respects the traffic signs that are currently in place. What is there to make me think that will change with an additional 400 households using the same road? My family members have already had close calls and that is with only the Research Park traffic. Developing this land is a bad decision. Bad for our neighborhood, Bad for the surrounding wildlife and bad for St. Charles.

Sincerely,
Marion Graves
Planning and Zoning Team,

I have been a St. Charles County Resident, living in Weldon Springs area for almost 30 years.

The addition of the Green Rivers Greenway Trailhead, and the access to the Katy Trail has been such a wonderful addition to our community.
I use it almost everyday to Run and or Bike.

Recently I have used the Lewis and Clark Trail, (near the high school) and I enjoy it tremendously.
The only challenge is that it has become quite crowded on weekends.
Finding a place to park is quite difficult, with overflow of cars on 94.

I often hoped that additional hiking trails could be established, incorporating the area around the bluffs golf course.
The views from there are tremendous. I have walked the deer trails up to the top over looking the Missouri, and it is wonderful.

This area should be preserved.
It seems that to often, we provide precious space like this to be used by the few privileged, at the expense of the many.
Taking this property away from the many, that would so love to use this great space would be selfish.

Please be a hero for our great county.
I am absolutey sure when the council votes to not rezone this property, the overwhelming majority that is against this project will be so grateful for your decision.
There will be cheers I promise!
They will applaud loudly that we have a team of St Charles County Neighbors that are great Stewards of Conservation and Preserving a Treasure for all to use.
This is one of the rare times in ones life, that a real difference can be made.
If you have not watched the Ken Burns documentary on our national parks, America’s Best Idea, please watch one of the episodes before your vote.
Great people made great decisions, that created a great treasure that countless generations have so enjoyed.
Please be one of the great people in our history, that preserved this treasure that we have right here at our doorstep.
You are that person!

Make our citizens proud of what we stand for, that St Charles will continue to take the lead in guiding our region to improving our quality of life.

Thank you so much for making the difference that will result in providing a great gift to the many, instead of handing it over to a privileged few.

Kind Regards,
Mark Kaiser
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Marla Berry
3009 Oakmont Court
Saint Charles, MO 63301
marla.berry@att.net
(636) 352-6938

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

I am very proud of Missouri's conservation track record. Let's don't sacrifice that so the developers can enjoy more profit. That profit would be at the expense of us citizens.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Mary Martin
2943 Avon Dr
St Charles, MO 63303
mary.j.martin@sbcglobal.net
(636) 441-6097

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Merrilyn Zimbelmann
546 Kimberly Lane
Saint Peters, MO 63376
czimbe2795@charter.net
(636) 397-6488

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Michele Kastner
3 Wolf trail court
Defiance, MO 63341
mkastner@centurytel.net
(636) 398-4051
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Michelle Wilson
572 Misty Mountain drive
O'Fallon, MO 63368
dzgirl97@gmail.com
(314) 724-1074

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Nancy Meier
412 St. Gemma Drive
O'Fallon, MO 63366
nancylmeier@gmail.com
(314) 691-0132

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Nancy Schultz
728 Derby Way Dr
Wentzville, MO 63385
ns21@att.net
(314) 591-4355

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

I disagree with the proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision.

These natural wild area is just as important to St Charles County as the houses and buildings that we erect a top of them. Though short-term, projects like this boost the area economically, long term and third order effects should also be considered. The reason people are interested in making St Charles their home, is because of it's access to nature. If we continue the urban development of the very thing that people seek, eventually we will end up with no nature and just another city on the river.

We should put this energy into revitalizing and restoring the parts of St Charles that are already developed, and leave the nature surrounding it.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Nathan Jeffords
6 San Camille Ct
Saint Charles, MO 63303
nathan.jeffords@gmail.com
(636) 698-4070

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Patrice Coffin
19 Winding Stair Way
O’Fallon, MO 63368
ptcoffin@yahoo.com
(636) 262-3689

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Patricia Ferguson
3501 Huntington Lane
St. Charles, MO 63303
pat.fergy@att.net
(314) 740-3222

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Commissioners:

I urge you to NOT approve the proposed agricultural-to-residential rezoning of land near the Weldon Spring bluffs overlooking the Missouri River. This area has a unique recreational and aesthetic beauty for the citizens of St. Charles County and we should not throw that away.

My wife and I have lived in St. Charles County for 33 years, raising two daughters. Part of what kept us here was the natural beauty of the area in and surrounding Weldon Spring, including Busch Wildlife Conservation Area, the KATY Trail, the Busch Greenway Trails, and especially the Weldon Spring Conservation Area (if you have never hiked here, you should - - it is spectacular).

The proposed rezoning would allow developers to forever mar this unique and beautiful area. Please don’t support this.

Thanks,
Peter Catalano
26 Dietz Court
Wentzville, MO 63385
March 16, 2018

St. Charles County Planning and Zoning Commission
100 N. Third St., Third Floor
St. Charles, MO 63301

RE: Please Don’t Rezone Land Near the Weldon Spring River Bluffs

Commissioners:

I urge you to NOT approve the proposed agricultural-to-residential rezoning of land near the Weldon Spring bluffs overlooking the Missouri River. This area has a unique recreational and aesthetic beauty for the citizens of St. Charles County and we should not throw that away.

My wife Linda and I have lived in St. Charles County for 33 years, raising two daughters. Part of what kept us here was the natural beauty of the area in and surrounding Weldon Spring, including Busch Wildlife Conservation Area, the KATY Trail, the Busch Greenway Trails, and especially the Weldon Spring Conservation Area (if you have never hiked here, you should - - it is spectacular).

The proposed rezoning would allow developers to forever mar this unique and beautiful area. Please don’t support this.

Sincerely,

[Signature]

Peter Catalano
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

randi Vincent
324 San Marco Way
Saint Peters, MO 63304
rkvincent@charter.net
(314) 608-9367

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Rebecca James
620 w Hwy d
Wentzville, MO 63365
rjames8@mac.com
(314) 359-5104

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
From:  
Richard and Judy Dann  
10 Weldon Spring Heights Dr.  
Weldon Spring, MO 63304  

To:  
St Charles County  
Planning and Zoning Division  
201 N. Second Street. Room 420  
St Charles, MO. 63301  

Subj: PUD Application 18-01  

As a concerned and alarmed citizen, I am writing to vigorously urge you to vote NO vote with regards to the proposed PUD Application 18-01.  

First of all, I am amazed the University of Missouri Board of Curators would even allow this sale to happen. Is the University that hard up for money? Did they offer the sale/lease to anyone but NT Homes? Who at the University gets the money from the sale/lease? With an already tarnished reputation in recent years, this sale will only serve to tarnish the University further.  

Have you read the St. Charles County Master Plan? Where does this development fit into that? The rugged terrain features are completely unsuitable for development. Read your own history.  

I attended the December Planning and Zoning meeting. The developers spent two hours painting a rosy picture of how this effort would have minimum impact on the natural beauty of the area. Are you kidding me? What a load of manure. This development will absolutely destroy a very fragile ecosystem that lives on those bluffs. Don’t you believe it for a second, as thousands of trees will be bulldozed, land will be graded and flattened. Significant amounts of wildlife will be displaced. The developers are telling you what you want to hear in order to gain permission, and will then turn around and do as they please in order to pack as many houses into this acreage as they can.  

Part of this proposed development would be adjacent to the Duckett Creek/Weldon Spring Katy Trail Access and also the Duckett Creek Sanitary District plant. Water treatment plants are not always the most pleasant smelling facilities. Mark my words, as soon as the proposed development becomes populated, there will be calls to relocate that plant.  

Who benefits from this development? Not the wildlife. Not the unspoiled woodlands, not the Katy Trail. This will benefit the developers. It will add money to the University coffers. If the Zoning Division approves this, the only thing I can think is that they will also benefit monetarily. FOLLOW THE MONEY to find the truth.  

The proposed development is also a safety hazard. The existing infrastructure that includes access at Research Park Circle and Research Park Drive are completely inadequate to support the increased traffic density. Proposed development roads, turnarounds and sidewalks won’t meet code. New roads will have to be added, destroying this beautiful land even further.  

Please do the right thing and vote this proposal down. Say NO to 18-01.  

CAPT Richard S. Dann, USN (Ret.)
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Robert Egan
3342 Weston Woods Lane
Ofallon, MO 63366
greatskatemo@sbcglobal.net
(636) 978-7008

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely
Bob Stumpf

Sincerely,

Robert Stumpf
2721 Fairway Estates Dr.
Robert, MO 63385
bcbstumpf@gmail.com
(636) 332-9779

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
March 20, 2018

To: Members of the St. Charles County Planning and Zoning Commission

From: Ron Coleman, President of the Conservation Federation of Missouri

Subject: Rezoning and PUD Concept Plan Request – Research Park Circle and Highway 40, PUD- 18-01 (“Rezoning Request”)

Dear Commission Members,

I currently serve as the president of the Conservation Federation of Missouri (CFM) one of our state’s largest citizen conservation organizations representing 92 affiliated conservation and environmental groups statewide for over 80 years.

I am writing on the behave of the Conservation Federation to express our concerns about the scope of the proposed Rezoning and PUD Concept Plan Request – Research Park Circle and Highway 40, PUD- 18-01 (“Rezoning Request”).

The federation feels strongly that the land associated with the proposal should remain as open space, institutional, research, recreational or another form of low density development.

We are principally concerned about the impact this development with have on existing open space and recreational facilities in this sector of St. Charles County such as the Busch Wildlife Conservation Area, the KATY Trail State Park and Great Rivers Greenway. These unique public facilities serve millions of Missouri citizens on an annual basis.

The proposed Rezoning and PUD Concept Plan as presented has the potential of greatly minimizing the outdoor experience of the visiting public, altering the habits of wildlife found in this area and dramatically impacting the natural beauty of the landscape.

Due to the density and character CFM encourages the St. Charles P&Z Commission to deny this rezoning request.

Sincerely,

Ron Coleman
President
Conservation Federation of Missouri

“Guarding Our Natural Heritage”
www.confedmo.org
St. Charles County Representative,

This is to voice my strong opposition to the University of Missouri proposed sale of 400 hundred acres in Weldon Springs for a housing development. This agriculture land provides recreation beauty to over 400,000 thousand St. Charles County residents, tourism, and is home to environmental wildlife. The proposed re-zoning is not only an injustice to St. Charles County tax payers, but an injustice to the surrounding natural wildlife. We have resided off Gutermuth Road for over 20 years. We have remained in this specific area for schools and location to Bush Wildlife Conservation and the beautiful bike and hiking trails. While there has been many developments in St. Charles County, most for the good, a re-zoning of such agriculture land will be a destruction of a recreational environmental area, which many retreat to for tranquil enjoyment. As a St. Charles County resident my expectation is for our representatives and court system to use ethical judgement for the good of St. Charles Country residents. A high end resort like development poses no advantages to the current residents and tourism. The residents of St. Charles County continue to pay increase taxes because this is our home in which we take pride in. In return we expect fair play and protection against such unnecessary developments. Continual development without land preservation eventually depresses the area and drives down value of the location, as opposed to increasing value with a balance of supply. It is imperative to provide proper balance of development and environmental/wildlife preservation.

Rose Mooney
5860 Walnut Creek Blvd
St. Charles 63304
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Roy Guharoy
10 Robert Johns Way
St Charles, MO 63303
syracusedoc@gmail.com
(315) 381-2837

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Planning Commission Members,

After reading about the proposed zoning change for the 400 acres owned by the University of Missouri encompassing the Missouri Bluffs Golf Course from Agricultural to Residential. I read all I could about the matter and do not believe it is a good idea.

While it may provide a short term increase in property tax to the County, it could be much more valuable to the County in the future. Rejecting the zoning change is the first step in a long road for this parcel to become another one of St Charles wonderful County Parks.

Thank you for your time and consideration,

Scott Menkes
3840 Ridgefield Farms Drive
Defiance, MO
314.733.2325 O | 314.393.5600 C
Planning and Zoning Commission:

I am a 40 year resident of the Weldon Spring area and have witnessed the slow decline of the proposed farmland to “tax haven research” to industrial park by the University of Missouri. The University's development has been self-serving money source that has been detrimental to the overall quality life in the community.

I have also experienced the development of property by the proposed Developers(second generation) in Weldon Spring. Their results were clouded with confusion and false offers of benefits to the community. The Developers intentions/design were to maximize profit to the developer with no consideration of the impact on the community.

I express my concern for this ill-conceived proposal. The disregard for the environment and the community can only be tempered by the Commission assuming the role of stewards and determing the best for the county.

Please control the development of the Mo. Bluffs golf course. Preserve the pristine bluffs and reduce the over-crowding of a hilly topography.

Sincerely,
Stephen Culver

Steve Culver
202 Wolfram Rd.
Weldon Spring MO 63304
636.300.1780
Dear St. Charles County Planning and Zoning Commission,

Hello, St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

steven haile
325 Highway C
Saint Peters, MO 63376
sccadmedic@hotmail.com
(636) 248-8998

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Steven Roberts
1573 Cottleville Pkwy #102
Cottleville, MO 63376
storey13@gmail.com
(314) 305-0469

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Teresa Moss
726 sugar glen drive
st. peters, MO 63376
teresa_moss@att.net
(636) 936-0613

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
I am writing to PLEAD with the county board of zoning to not approve of the “The Bluffs” planned development. That area of our county is beautiful, pristine land, which if used to develop houses, would effectively destroy the peaceful solitude we as citizens enjoy. This plan would even have houses backing up immediately to the Busch Greenway Trail, where now, there’s woods. Please, consider the amount of water runoff from this subdivision, and how that would affect the creeks that the Katy Trail & Busch Greenway Trail, have bridges over. How did this property get into the hands of Whitaker, when University of Missouri owned it?! This is just not right. Please vote NO!

Teresa Stahl
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.
I use the KATY trail weekly and do not think this use is appropriate for the area. This is not supposed to be used for residential. The current roads were not designed for residential development in that area.

Thank you for your time and for considering my request,

Sincerely,

Sincerely,

Tim Mooney
4812 Greenburg Dr
Saint Peters, MO 63304
timmstl13@gmail.com
(636) 441-6155

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
March 21, 2018

Ron Saettele
Kevin McBride
Kevin Cleary
Craig Frahm
Mike Klinghammer

Gary Griffin
Roger Ellis
Robert McDonald
Tom Kuhn

St. Charles County Planning & Zoning Commission
201 N. Second Street, Ste. 420
St. Charles, MO 63301
Attention: Karen Hutchins (khutchins@sccmo.org)
Sheila Weiss (smweiss@sccmo.org)

Re: Rezoning and PUD Concept Plan Request – Research Park Circle and Highway 40, PUD 18-01 Seeking Approval of: (1) a Zoning Map Amendment from A, Agricultural District with Floodway Fringe Overlay District to R1A, Single-Family Residential District with FF/Floodway and Planned Unit Development (“PUD”) Overlay Districts; and (2) a concept plan for a residential and commercial residential PUD (“Concept Plan”) (collectively, “Rezoning Request”)

Dear Members,

I am writing on behalf of Katy Land Trust, Inc. and Magnificent Missouri, Inc. with respect to the above-referenced Rezoning Request. As you may recall, these two nonprofit organizations are dedicated to raising conservation awareness and preserving the agricultural resources and natural scenic beauty along the Katy Trail and throughout Missouri. I previously submitted correspondence related to NT Homes Builders, LLC’s (“NT Homes”) prior rezoning request, Application PUD 17-01, outlining how that request failed to comply with the St. Charles County Master Plan, constituted impermissible spot zoning and failed to meet the criteria set forth in the St. Charles County zoning regulations pertaining to PUD Overlay Districts. A copy of that letter is attached hereto as Exhibit 1. While NT Homes’ new Rezoning Request makes some changes to the original rezoning request, the new Rezoning Request suffers from the same
flaws as Application PUD 17-01. In addition to these issues, the current Rezoning Request raises significant new concerns, including one that is fatal to its approval – the proposed number of dwelling units exceeds the maximum allowable density for dwelling units for a PUD by over 100 dwelling units. Furthermore, NT Homes’ revised Rezoning Request does not address the significant and lasting negative impact that the development of the property will have on this environmentally sensitive area. Instead, NT Homes engages in a game of misdirection, offering up a sham “Conservation” Restriction and a Declaration that, by their express terms, can be changed at any time by NT Homes. For these reasons and as set forth more fully below, Katy Land Trust and Magnificent Missouri respectfully request that this Commission recommend denial of the Rezoning Request.

I. The Concept Plan Does Not Meet The Project Area Densities For A PUD, And Therefore, Cannot Be Approved.

Article X: “PUD” Planned Unit Development Overly District sets forth the requirements to approve a PUD. In particular, Section 405.205 sets forth the permissible project area densities and specifically limits an increase in the number of dwelling units contained within a PUD to no more than twenty-five percent (25%) more than what would be allowable in the underlying zoning district. Section 405.205.B provides that a PUD “applicant may be eligible for a maximum increase of twenty-five percent (25%) in the total number of dwelling units to be developed under a rezoning to a ‘PUD’ Overlay District.” The number of dwelling units “which may be constructed within a ‘PUD’ Overlay District shall be determined by dividing the project area by the required lot area by dwelling unit, which is required by the zoning district in which the PUD is located.” The Section further provides, “Notwithstanding any other provision of the UDO to the contrary, property zoned or used commercially shall not be used to calculate allowable density in residential areas of the PUD.” (emphasis added).

Here, the number of dwelling units proposed in the Concept Plan far exceeds the maximum 25% increase permitted in the ordinance. In fact, NT Homes is seeking an eighty-three percent (83%) increase, calculated as follows:

- The Missouri Bluffs Golf Course, a public, commercial golf course, occupies 184.47 acres of the project area. See Staff Recommendation, p. 2 of 8. Pursuant to Section 405.205, a property that is “used commercially” cannot be used to calculate the allowable density in the residential portion of the PUD. Missouri courts have defined a “commercial” use “in its broad sense” as “all business” and in its more “narrow sense” as “enterprises engaged in buying and selling goods and services.” Reiser v. Meyer, 323 S.W.2d 514, 521 (Mo. App. 1959). The Missouri Bluffs Golf Course undoubtedly qualifies as a commercial use, albeit recreational. It is a public course, charges fees for the use of the course and is operated by a for-profit entity. See Missouri Bluffs Golf Joint Venture Articles of Incorporation attached hereto as Exhibit 2.
• NT Homes proposes to build dwelling units on 198.2 acres. See Staff Recommendation, p. 2 of 8.

• The proposed “R1A” Single-Family Residential District allows a density of 1.0 dwelling unit per acre. Thus, the maximum allowable density pursuant to Section 405.205 is 1.25 units per acre, or a total of 247.75 dwelling units.

• NT Homes’ Concept Plan calls for a total of 362 dwelling units, over 100 units more than what is permitted under the PUD ordinance. Indeed, the Staff Recommendation acknowledges that “the developer is proposing an average of 1.83 units per acre if the golf course is excluded.” See Staff Recommendation, p. 2 of 8.

Thus, according to the plain language of the St. Charles County zoning code, the Concept Plan submitted by NT Homes is not permitted and this Commission must recommend denial of the Concept Plan.

II. NT Homes’ Draft “Conservation” Restrictions and Declaration Can Be Changed At Any Time By NT Homes, And Thus, Provide No Protection.

NT Homes’ draft “Conservation” Restrictions and Declaration are nothing more than smoke and mirrors. NT Homes is the Declarant and pursuant to the express terms of the Restrictions and the Declarations, NT Homes has the power to change the requirements set forth in these documents any time they choose. The purported Conservation Restriction expressly provides, “These Restrictions are subject to modification and amendment from time to time and at any time by the action of the Declarant [NT Homes] or the Board who may, in their sole discretion, relax the Conservation Restrictions....” See Restrictions, introductory paragraphs. The Restrictions further state in paragraph 8, “The Declarant [NT Homes] expressly reserves any and all of Declarant’s rights set forth in the Declaration and the same shall not be limited in any manner by these Restrictions, and expressly includes the right to take any and all actions necessary or practicable in furtherance of the construction of the Development....” See Restrictions, ¶ 8.

Similarly in the Declaration, NT Homes reserves the right to remove property from the Development (i.e. the removed property is not subject to the Declaration), not add all of the property to the Development or change the development plan for the Development. See Declaration, Recitals, paragraphs C and D, p. 1. In paragraph 5 of the Declaration, NT Homes further reserves the right to make any changes it “believes will better accomplish the objectives of the Development,” including amending any portion of the Declaration or releasing all or any portion of the Development from the provisions of the Declaration. See Declaration, p. 11.

NT Homes’ “Conservation” Restriction is really not a restriction at all and provides no protection. It certainly does not conform to the requirements for a conservation easement recognized by the Federal Internal Revenue Code. There in order to obtain the tax benefits of a conservation easement, the easement must, among other things, be conveyed to a third-party to hold the easement and be conveyed exclusively for conservation purposes in perpetuity. See Internal Revenue Code, § 170(h). Here, the Restriction is not in perpetuity and can be changed.
at any time. Moreover, the property subject to the Restriction is within the control of NT Homes, giving new meaning to the old adage of the fox guarding the hen house.

III. The Request To Rezone From Agricultural District To “R1A” Single-Family Residential District Does Not Comply With The Master Plan And Constitutes Impermissible Spot Zoning.

Although NT Homes has amended its rezoning request to seek an amendment from “A” Agricultural District to “R1A” Single-Family Residential District, instead of “R3B” Multi-Family Residential District, the requested rezoning still fails to comply with the St. Charles County Master Plan. The Staff Recommendation acknowledges, “The 2025 master Plan shows the future land use of this tract as Parks and Open Space. The development of this parcel into a residential subdivision would generally not comply with the master plan as this area was envisioned as remaining undeveloped due to the rolling terrain contained on this parcel.” See Staff Recommendation, p. 4 of 8. The St. Charles County Code mandates that the Master Plan shall be followed. Section 405.077 of the St. Charles County Code provides, “The Zoning District Maps adopted or amended, or to be adopted or amended, as parts of this Unified Development Ordinance, shall be in accordance with the Master Plan for St. Charles County adopted by the County Council.” (Emphasis added.)

Rezoning the Property “R1A” Single-Family District is contrary to the Master Plan and inconsistent with the Property’s surrounding uses, which include conservation areas and hiking trails, and with the County’s comprehensive zoning plan. Such a request to rezone property for the benefit of one landowner constitutes invalid spot zoning. The Missouri Court of Appeals has stated as follows with respect to a zoning amendment that puts a small area in a zone different from that of the surrounding area:

‘If it is an arbitrary and unreasonable devotion of the small area to a use inconsistent with the uses to which the rest of the district is restricted and made for the sole benefit of the private interests of the owner, it is invalid... On the other hand, if the zoning of the small parcel is in accord with the comprehensive zoning plan and is done for the public good – that is, to serve one or more of the purposes of the enabling statute, and so bears a substantial relationship to the public health, safety, morals and general welfare, it is valid.’

_Treme v. St. Louis County_, 609 S.W.2d 706, 713 (Mo. App. E.D. 1980), quoting Huff v. Board of Zoning Appeals, 214 Md. 48, 133 A.2d 83 (1957). Here, NT Homes cannot establish how the requested rezoning is for the public good. Indeed, the Staff Recommendation notes that the “project would likely not include housing priced to meet the needs of average homebuyers for St. Charles County.” See Staff Recommendation, p. 5 of 8. The requested “R1A” Zoning District is contrary to the Master Plan, inconsistent with surrounding uses, allows for the encroachment of development in natural resource areas, impacts environmentally sensitive areas and allows for maximum residential development for the sole benefit of NT Homes and its proposed development.
March 21, 2018
Page 5 of 5

Based on all of the foregoing, Katy Land Trust, Inc. and Magnificent Missouri, Inc. respectfully request that the Planning and Zoning Commission recommend denial of NT Homes’ Rezoning Request, including denial of the requested rezoning to “R1A” Single-Family Residential and the proposed Concept Plan.

Very truly yours,

[Signature]

Traci Dale Pupillo

TDP/jkw
Attachment
December 20, 2017

Ron Saettele  Gary Griffin
Kevin McBride  Roger Ellis
Kevin Cleary  Robert McDonald
Craig Frahm  Tom Kuhn
Mike Klinghammer

County Executive Building
300 N. Third Street
Third Floor Council Chambers
St. Charles, MO 63301
Attention: Karen Hutchins (khutchins@sccmo.org)

Re:  Rezoning and PUD Concept Plan Request – Research Park Circle and Highway 40,
PUD 17-01 (“Rezoning Request”)

Dear Members,

I am writing on behalf of Katy Land Trust, Inc. and Magnificent Missouri, Inc. with respect to the above-referenced Rezoning Request. These two nonprofit organizations are dedicated to raising conservation awareness and preserving the agricultural resources and natural scenic beauty along the Katy Trail and throughout Missouri. The Rezoning Request seeks approval of: (1) a zoning map amendment from A, Agricultural District with Floodway Fringe Overlay District to R3B, Multi-Family Residential District with Planned Unit Development (“PUD”) and Floodway Fringe Overlay Districts; and (2) a concept plan for a residential and recreational PUD. After reviewing the Rezoning Request, it is clear that the Rezoning Request does not comply with the St. Charles County Master Plan, constitutes impermissible spot zoning and fails to meet the criteria set forth in the St. Charles County zoning regulations pertaining to PUD Overlay Districts.

1. The Request To Rezone From Agricultural District To “R3B” Multi-Family Residential District Does Not Comply With The Master Plan And Constitutes Impermissible Spot Zoning.

The property at issue in the Rezoning Request (“Property”) is located south of Research Park Circle and west of Interstate 64/Highway 40, surrounded by the Katy Trail State Park, the Missouri River, the Weldon Spring Conservation Area, and the Missouri Research Park. Nearby are the August A. Busch Conservation Area and Busch Greenway Trail. The Katy Trail and
Busch Greenway Trail provide cycling and walking connections to fishing, birding, photography and nature opportunities to tens of thousands of Missouri residents and tourists every year. The Property consists of over 200 acres and contains “a typical Ozark hardwood forest, consisting of hickory, various species of oak trees, various species of gum trees, sycamore, dogwoods and other understory trees as well as native shrubs, ferns and ground cover.” See Staff Recommendation. The Property contains bluffs that overlook the Missouri River and the Katy Trail. These majestic bluffs are one of the first things that individuals see as they enter St. Charles County from Interstate 64/Highway 40. Indeed, they are the “gateway” to St. Charles County, similar to the St. Louis Arch serving as the “Gateway to the West.”

The St. Charles County Master Plan recognizes the importance of preserving the County’s natural resources and scenic beauty. In fact, one of the goals of the Master Plan is to “[p]rotect and manage natural resources to retain the benefits they provide.” See St. Charles Master Plan, p. 5.4. One of the strategies to promote that goal is to “[m]inimize the impacts of development encroaching upon natural resource areas.” See St. Charles Master Plan, p. 5.4. Furthermore, the Master Plan recognizes the importance of viable agricultural lands with respect to future land use, providing, “The plan illustrates areas of the county that should promote agricultural uses and cropland conservation. Many of these parcels are also in environmentally sensitive areas... Agriculture is an important use in the county and needs to be protected from intrusions that will impact its viability. Minimal residential development not associated with agricultural uses is permitted but not encouraged.” See Master Plan, p. 8.4. The Master Plan further provides with respect to agricultural land use categories that “[i]f non-agriculture development is to occur it should minimize its impacts on natural areas....” See Master Plan, p. 8.4.

The property at issue here has been zoned agricultural for almost six decades and “[t]he 2025 Master Plan shows the future land use of [the Property] as Parks and Open Space.” See Staff Report, p.4. The Staff Report further acknowledges that the Master Plan “envisioned [the Property] as remaining undeveloped due to the rolling terrain contained on this parcel.” See Staff Report, p.4. The St. Charles County Code mandates that the Master Plan shall be followed. Section 405.077 of the St. Charles County Code provides, “The Zoning District Maps adopted or amended, or to be adopted or amended, as parts of this Unified Development Ordinance, shall be in accordance with the Master Plan for St. Charles County adopted by the County Council.” (Emphasis added.)

Despite the land use provided for in the Master Plan, the applicant, NT Home Builders, LLC (“NT Homes”), seeks to have the Property rezoned to “R3B” Multi-Family Residential District. Far from the parks and open space contemplated by the Master Plan, the “R3B” Multi-Family Residential District allows for medium and high-density residential use. Indeed, Section 405.105 of the St. Charles County Code provides that the intent of the requested rezoning district, “R3B” Multi-Family Residential District, “is to provide for medium and high density residential development....” Permitted uses include apartments, cluster homes, condominiums, townhouses and villas, with a density of 20 units per acre. Photographs of existing developments that are permitted in the “R3B” District are attached as Exhibit A. Moreover, minimum lot size for single-family homes is only 4,000 square feet, or more than 10 houses per acre. In contrast, the current zoning permits one house every five acres.
Rezoning the Property “R3B” Multi-Family District is contrary to the Master Plan and inconsistent with the Property’s surrounding uses. However, NT Homes has requested the high-density zoning because it “allow[s] for the multi-family portion of the development.” See Staff Report, p. 6. Such a request to rezone property for the benefit of one landowner constitutes invalid spot zoning. The Missouri Court of Appeals has stated as follows with respect to a zoning amendment that puts a small area in a zone different from that of the surrounding area:

“If it is an arbitrary and unreasonable devotion of the small area to a use inconsistent with the uses to which the rest of the district is restricted and made for the sole benefit of the private interests of the owner, it is invalid… On the other hand, if the zoning of the small parcel is in accord with the comprehensive zoning plan and is done for the public good – that is, to serve one or more of the purposes of the enabling statute, and so bears a substantial relationship to the public health, safety, morals and general welfare, it is valid.”

_Treme v. St. Louis County_, 609 S.W.2d 706, 713 (Mo. App. E.D. 1980), quoting _Huff v. Board of Zoning Appeals_, 214 Md. 48, 133 A.2d 83 (1957). Here, NT Homes makes no attempt to specify how the requested rezoning is for the public good, nor could it. The requested “R3B” Zoning District is contrary to the Master Plan, inconsistent with surrounding uses, allows for the encroachment of development in natural resource areas, impacts environmentally sensitive areas and allows for maximum residential development for the sole benefit of NT Homes and its proposed development.

Moreover, if the underlying zoning of the Property is amended to “R3B” Multi-Family Residential District, _it must be assumed that any development of the Property will be to the full extent permitted in an “R3B” Multi-Family Zoning District._ The fact that NT Homes has presented a concept plan for a residential PUD that may or may not be approved at some point in the future does not alter the underlying permitted uses in an “R3B” Zoning District. Indeed, Section 405.240 of the County Code provides that the PUD overlay may be removed if the development does not go forward. In short, once the underlying zoning is changed, nothing prevents NT Homes or any other developer from building high-density apartment complexes and/or clear cutting of the Property to build tract housing, both of which would be permitted in the new district.

In light of the foregoing, Katy Land Trust, Inc. and Magnificent Missouri, Inc. respectfully request that the Planning and Zoning Commission recommend denial of NT Homes’ application to rezone the Property to “R3B” Multi-Family Zoning District.

II. The PUD Application Does Not Meet The Criteria Set Forth In The St. Charles County Zoning Code.

Not only does the Rezoning Request fail to comply with the Master Plan, the PUD application fails to meet the requirements set forth in St. Charles County Code §§ 405.220 and 405.523. As an initial matter, the concept plan submitted by NT Homes does not provide the information required pursuant to the St. Charles County Code. Section 405.220.A.2 provides, “The applicant
December 20, 2017
Page 4 of 6

for a PUD Overlay District shall ... submit to the Division of Planning and Zoning for its inspection and review a rezoning application for the entire area to be rezoned which shall include ... a concept plan as set forth in Section 405.523....” Pursuant to Section 405.523.A., the purpose of a concept plan is to ensure “compliance with the requirements of applicable zoning regulations.” Pursuant to Section 405.523.B, concept plans must “indicate the intended use and future development of the subject property” and meet certain requirements, including:

- “2. The location, dimensions, height and characteristics of all existing and proposed structures (including fences, retaining walls, buildings and signs);”

- “6. Identify structure construction type including façade material, if known;”

- “7. Identify existing and proposed landscaping buffers including the location and a description of screening, fencing, and plantings.”

Here, the concept plan submitted by NT Homes is missing key information required in §405.523.B. It does not identify the type of multi-family housing to be built, the density of the multi-family housing, the location of structures on the lots, the dimensions of the structures to be built, the characteristics of the structures to be built, the construction type, façade materials, proposed landscaping or buffers. Instead, according to the Staff Report, “details about the design and layout of this project, such as specifics regarding needed subdivision code waivers, landscape preservation, and exact densities of the development” would be submitted at a later date. See Staff Report, p. 2. Moreover, NT Homes does not specify the types of multi-family units to be built, but instead states that “the multi-family home composition will be determined by market conditions.” See Staff Report, p. 2.

Despite the lack of information provided by NT Homes, the information provided in the Staff Report establishes that none of the concept plan review criteria set forth in §405.215 have been met:

1. General compliance with the Master Plan for unincorporated St. Charles County.

As set forth above, the Rezoning Request does not comply with the Master Plan. This is acknowledged in the Staff Report: “The 2025 Master Plan shows the future land use of this tract as Parks and Open Space. The development of this parcel into a residential subdivision would generally not comply with the master plan as this area was envisioned as remaining undeveloped due to the rolling terrain of this parcel.” See Staff Report, p.4 (emphasis added).

2. Compliance with the Intent and Objectives of a Planned Unit Development as set forth in Sections 405.185 and 405.190 of Article X.

As noted in the Staff Report, some of the objects of a PUD are to preserve the natural scenic qualities of open space, improve development design and establish, maintain and strengthen the neighborhood concept in the community setting. However, the Staff
Report is replete with language which indicates that it is highly doubtful that the objectives can be met with the proposed development. According to the Staff Report:

- "...the developer is aiming to remove as few trees and other scenic features as is possible." See Staff Report, p. 5 (emphasis added).
- "This project as currently proposed, should be able to maintain adequate open space and buffers between uses within the development." See Staff Report, p. 5 (emphasis added).
- "The project ... attempts to minimally grade the site." See Staff Report, p. 5 (emphasis added).
- "The developer is proposing to keep as many trees on site as is technically possible." See Staff Report, p. 5 (emphasis added).
- "The developer does not provide for any pedestrian foot paths or non-motorized vehicle paths within the development...." See Staff Report, p. 5.

3. The adequacy of the proposed facilities serving the development, including sanitary sewers, water supply and distribution, and recreational areas.

The Staff Report makes clear that this standard has not been met, and that there are in fact significant safety concerns associated with the proposed development. Per the Staff Report, "The narrow roads and steep grades could be proved challenging to a fire truck or ambulance at any time of year, but especially in the winter during poor weather. The narrowness of the roads could also contribute to traffic concerns if anyone were to park on the street. Such a situation could reduce the traffic path to one lane on a two-way street." See Staff Report, p. 5.

4. The general layout of the internal street system serving the proposed development and its relationship to the existing transportation system.

The Staff Report expresses concerns regarding the layout of the streets. "There is some concern as to the accommodation of emergency vehicles with such narrow roads and fire district approval of the development of the design will also be required." See Staff Report, p. 5-6. Furthermore, "The entire development is served by only two street entrances which are relatively close to each other." See Staff Report, p. 6.

5. The relationship of land uses within the PUD to each other, and the relationship of the land uses within the PUD with surrounding external land uses, both present and future.

The Staff Report indicates that the relationship of land uses within the PUD with surrounding external land uses is questionable. "There may be an external conflict with the industrial park to the west.... As the lots are small and there is no shown vegetative buffer, the homes would be located fairly close to these existing industrial uses." See Staff Report, p. 6. However, even more egregious is the conflict between the proposed development and the surrounding uses, which include the Katy Trail State Park, the Missouri River, and the Weldon Spring and August A. Busch Conservation Areas.
6. Compliance with the requirements of this article of the Unified Development Ordinance regarding a concept plan, and relating to land uses and housing density, including reasons for increased density as such a recommendation is made.

As noted above, the concept plan submitted by NT Homes fails to comply with the specificity requirements for a concept plan. Furthermore, it is evident from the Staff Report that the Property is not well suited for residential development given the number of design modifications from required design standards that would be necessary. Those include reducing setback requirements, narrowing of streets, modified turnarounds, lack of sidewalks, and increased slopes of streets. See Staff Report, “Design Study.” The Staff Report further notes, “One area where it does not conform would be subsection C of the above-stated section. There will be areas in the development that exceed 30% in slope, and as such would need to be platted as common ground. According to the developer, the areas with slope exceeding 30% would have a restriction placed upon the deed preventing any disturbance of that area.”

In short, not a single criterion for approval of the PUD has been met. Thus, Katy Land Trust, Inc. and Magnificent Missouri, Inc. respectfully request that the Planning and Zoning Commission recommend denial of NT Homes’ proposed concept plan.

Very truly yours,

[Signature]
Traci Dale Pupillo

TDP/jkw
Attachment
State of Missouri

Corporations Division
PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

Registration of Fictitious Name

(Submit with filing fee of $7.00)
(Must be typed or printed)

This information is for the use of the public and gives no protection to the name being registered. There is no provision in this Chapter to keep another person or business entity from adopting and using the same name. The fictitious name registration expires 5 years from the filing date. (Chapter 417, RSMo)

Please check one box:

- New Registration  ☑ Renewal  ☐ Amendment  ☐ Correction  ☑
- Charter number  Charter number  Charter number  Charter number

The undersigned is doing business under the following name and at the following address:

Business name to be registered: Missouri Bluffs Golf Joint Venture

Business Address: 18 Research Park Circle

(P.O. Box may only be used in addition to a physical street address)

City, State and Zip Code: Saint Charles, MO 63304

Owner Information:

If a business entity is an owner, indicate business name and percentage owned. If all parties are jointly and severally liable, percentage of ownership need not be listed. Please attach a separate page for more than three owners. The parties having an interest in the business, and the percentage they own are:

<table>
<thead>
<tr>
<th>Name of Owners, Individual or Business Entity</th>
<th>Charter #</th>
<th>Required If Business Entity</th>
<th>Street and Number</th>
<th>City and State</th>
<th>Zip Code</th>
<th>If Listed, Percentage of Ownership Must Equal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Whittaker Golf Inc</td>
<td>00373744</td>
<td></td>
<td>3333 Rue Royale Ste 4</td>
<td>Saint Charles, MO</td>
<td>63301</td>
<td>100%</td>
</tr>
</tbody>
</table>

All owners must affirm by signing below

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties of a false declaration under Section 575.060 RSMo)

Owner's Signature or Authorized Signature of Business Entity  Printed Name  Date

Owner's Signature or Authorized Signature of Business Entity  Printed Name  Date

Owner's Signature or Authorized Signature of Business Entity  Printed Name  Date

Name and address to return filed document:

Name: Missouri Bluffs Golf Club
Address: 18 Research Park Circle
City, State, and Zip Code: Saint Charles, MO 63304
Missouri Online Business Filing

Gen. Business - For Profit Details as of 3/21/2018

- Name: WHITAKER GOLF, INC.
- Type: Gen. Business - For Profit
- Address: 1100 Westminster Dr.
- City: St. Charles
- Zip: 63301
- Charter No.: 60273764
- Status: Good Standing
- Date Formed: 12/19/1992
- Director: Perpetual
- Renewal Month: January
- Report Due: 4/30/2018

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**SECTION 1, 3 & 4 ARE REQUIRED**

**REPORT DUE BY:** 4/30/2018

00373744  
WHITTAKE GOLF, INC.  
GREGORY G. WHITTAKE  
3333 4 RUE ROYALE  
ST. CHARLES MO 63301

<table>
<thead>
<tr>
<th>RENEWAL MONTH:</th>
<th>JANUARY</th>
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<tbody>
<tr>
<td>☐ OPT TO CHANGE THE CORPORATION’S RENEWAL MONTH TO FOR A $25.00 FEE</td>
<td></td>
</tr>
<tr>
<td>PRINCIPAL PLACE OF BUSINESS OR CORPORATE HEADQUARTERS:</td>
<td></td>
</tr>
<tr>
<td>1100 Whitmoor Drive</td>
<td>(Required)</td>
</tr>
<tr>
<td>STREET</td>
<td>St. Charles MO 63301</td>
</tr>
<tr>
<td>CITY / STATE</td>
<td>ZIP</td>
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If changing the registered agent and/or registered office address, please check the appropriate box(es) and fill in the necessary information.

☐ The new registered agent  
☐ The new registered office address

Must be a Missouri address, PO Box alone is not acceptable. This section is not applicable for Banks, Trusts and Foreign Insurance.

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<tr>
<th>OFFICERS</th>
<th>BOARD OF DIRECTORS</th>
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<tr>
<td>NAME AND PHYSICAL ADDRESS (P.O. BOX ALONE NOT ACCEPTABLE). MUST LIST PRESIDENT AND SECRETARY BELOW</td>
<td>NAME AND PHYSICAL ADDRESS (P.O. BOX ALONE NOT ACCEPTABLE). MUST LIST AT LEAST ONE DIRECTOR BELOW</td>
</tr>
<tr>
<td><strong>PRESIDENT</strong></td>
<td>Whittaker, Robert N JR</td>
</tr>
<tr>
<td>STREET</td>
<td>1100 Whitmoor Drive</td>
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<td>St Charles MO 63304</td>
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<td><strong>SECRETARY</strong></td>
<td>Whittaker, Robert N JR</td>
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</table>

The undersigned understands that false statements made in this report are punishable for the crime of making a false declaration under Section 575.060 RSMo. Photocopy or stamped signature not acceptable.

**AUTHORIZED PARTY OR OFFICER SIGN HERE**

<table>
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<tr>
<th>Dennis Fenney</th>
<th>(Required)</th>
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</table>

Please print name and title of signer:  

<table>
<thead>
<tr>
<th>Dennis Fenney</th>
<th></th>
<th></th>
<th>Other</th>
</tr>
</thead>
</table>

REGISTRATION REPORT FEE IS:  

| $20.00 if filed on or before 4/30/2018 |  |  |  |
| $35.00 if filed on or before 5/31/2018 |  |  |  |
| $50.00 if filed on or before 6/30/2018 |  |  |  |
| $65.00 if filed on or before 7/31/2018 |  |  |  |

ADD AN ADDITIONAL $25.00 FEE IF CHANGING THE RENEWAL MONTH.

WHEN THIS FORM IS ACCEPTED BY THE SECRETARY OF STATE, BY LAW IT WILL BECOME A PUBLIC DOCUMENT AND ALL INFORMATION PROVIDED IS SUBJECT TO PUBLIC DISCLOSURE

E-MAIL ADDRESS (OPTIONAL):  

REQUIRED INFORMATION MUST BE COMPLETE OR THE REGISTRATION REPORT WILL BE REJECTED

RETURN COMPLETED REGISTRATION REPORT AND PAYMENT TO: Secretary of State, P.O. Box 1366, Jefferson City, MO 65102
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Wayne McDaniel
1958 Duello Rd.
O'Fallon, MO 63367
wayne285@centurytel.net
(636) 332-6561

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
Dear St. Charles County Planning and Zoning Commission,

Hello St Charles County Planning and Zoning officials / County Executive Steve Ehlmann,

The proposed rezoning of land adjacent to the Weldon Spring Conservation Area and the Katy Trail for a new housing subdivision is still a bad idea.

The revised plans may use the word "conservation" a whole lot, but adding roads, utilities, and 300+ homes to 150 acres of land instead of 160 acres is clearly not conserving much of anything.

This natural area is too important to St Charles County residents and visitors from near and far to pave over.

Please reject the rezoning proposal for the Missouri Bluffs Housing development.

Thank you for your time and for considering my request,

Sincerely,

Zach Davis
3028 Lyme St.
Saint Charles, MO 63301
conzakk@msn.com
(636) 345-0325

This message was sent by KnowWho, as a service provider only, on behalf of the individual noted in the sender information.
March 16, 2018

VIA ELECTRONIC MAIL

Chairman, Planning & Zoning Commission
201 N. 2nd Street, Suite 420
St. Charles, Missouri 63301

Re: PUD Rezoning and Concept Plan Request - Research Park Circle & Hwy 94
Application: PUD18-01
Applicant: NT Home Builders, LLC

Dear Sirs:

Zoltek Corporation opposes the portion of subject rezoning request that abuts our property in Missouri Research Park.

We continue to strongly believe that the area of the proposed residential development that is northwest of Research Park Drive is incompatible with our ongoing industrial facility. In this regard, Zoltek Corporation hereby incorporates by reference all its previous comments and presentations made to the Planning & Zoning Commission at the December 20, 2017 hearing, the January 17, 2018 hearing, and in the correspondence dated January 17, 2018.

We have met with the Developer, but our concerns still remain. While we have reviewed the proposed “Disclosure” contained in the Developer’s application materials, we note that the Developer has failed to provide for any indemnification from the Developer in favor of Zoltek Corporation in the event any future property owner were to file a lawsuit against us based on our industrial operations in Missouri Research Park. Zoltek Corporation should not have to bear any risk of any kind in connection with any potential lawsuit that arises from the Developer’s proposed residential development project.

Accordingly, Zoltek Corporation respectfully requests the Planning & Zoning Commission deny that portion of the subject rezoning request for the area northwest of Research Park Drive, as highlighted in our previous communications.
Chairman, Planning & Zoning Commission
March 16, 2018
Page Two

Please feel free to contact me in the event there are any questions or if you need additional information.

Very truly yours,

JEFFERY LAW GROUP, LLC

Stephen G. Jeffery

SGJ:sj

cc: Keith Hazelwood, County Counselor
Robert Myers, Planning and Zoning Division Director
Brad Goss
Steve,

Thank you for your note.

Steve, I am at a loss as to how to respond.

Your client raised concerns regarding storm water runoff and noise and light emanating from Zoltek property.

We believe we addressed these concerns by granting an easement for storm water drainage over the property in the location where storm water is being discharged.

We also provided disclosure and granted a negative easement over the subdivision in favor of Zoltek to allow its operations to continue in an uninterrupted fashion. Any lawsuit brought by a homeowner would be dismissed because Zoltek has a right to be noisy, as odoriferous as it desires and emit light. This language was satisfactory to Duckett Creek Sanitary District.

The language is follows:

**MRP Disclosure.** Each Owner of a Lot, by the acceptance of a deed to such Lot, acknowledges that the Property is located near the Missouri Research Park (the “MRP”). Abutting property owners or tenants in the MRP, including the Duckett Creek Sewer District facility and Zoltek Corporation, may operate and receive deliveries, during all hours of the day. Each Owner acknowledges such abutting uses and is aware that sounds, odor, or light may emanate from such abutting properties that are associated with such uses and each Lot is subject to a negative easement in favor of property owners and tenants of MRP, so that Duckett Creek Sewer District and Zoltek Corporation may continue to operate in the future without interference and objection.

You know you do not have these protections with regard to Weldon Spring Heights. If Zoltek’s operations are truly a nuisance, I expect Weldon Spring Heights will object and you will either be in litigation from those residents or you address it. However, you will not receive that objection from the Bluffs’ owners because there is an easement in your favor.

Finally, we are still putting the disclosure in our contracts.

Given all of the foregoing, please reassess your position. If there is some other concern that we may consider, please let me know.
Brad Goss  
SmithAmundsen LLC  
120 S. Central Ave., Suite 700, St. Louis, MO 63105  
Phone (314) 719-3700 | Direct Dial (314) 719-3702 | Fax (314) 719-3703 | Cell - 314 581-5334 | E-Mail bgoss@salawus.com | Web http://www.salawus.com  
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From: Stephen Jeffery [mailto:sjeffery@jefferylawgroup.com]  
Sent: Monday, March 19, 2018 4:23 PM  
To: Goss, Brad  
Subject: FW: Letter to PZ_March_16_2018 (2).pdf  

Please see the attached.

Stephen G. Jeffery  
JEFFERY LAW GROUP, LLC  
400 Chesterfield Center, Suite 400  
Chesterfield, Missouri 63017  
(855) 915-9500 – Toll-free  
(314) 714-6510 – Fax  
www.jefferylawgroup.com

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persons not participating in our communication may intercept our communications by improperly accessing your computer or my computer or a computer unconnected to either of us through which the e-mail passed. I am communicating to you via e-mail because you have consented to receive communications via this medium. If you change your mind and want future communications to be sent in a different fashion, please let me know at once.

From: Terry Miner [mailto:terry.miner@zoltek.com]
Sent: Monday, March 19, 2018 4:11 PM
To: khazelwood@sccmo.org; rmyers@sccmo.org
Cc: Stephen Jeffery <sjeffery@jefferylawgroup.com>
Subject: Letter to PZ_March_16_2018 (2).pdf

Please find attached Zoltek’s letter of disagreement with the proposed development.

This message has been scanned for malware by Websense. www.websense.com
This message is to express my support of the Missouri Bluffs Project.

We have lived in St Charles County for 30+ years and were excited to hear of this project. I will supplement a much needed higher tax base for our schools, etc. Our county is in need of a project of this caliber located close to Chesterfield. Of late, the developments have necessarily been much farther West and at a lower price point.

I believe NT Home Builders will take any and all actions to ensure the beauty of this area will be maintained, as they stated.

Thank you for your attention to this matter.

Sincerely,

Brenda Stehle
636 926-3587
Hello, I am writing this in support of the new Bluffs neighborhood development project. I believe this development will be great for our community. I grew up in St Charles county and continue to reside here as an adult with my wife and kids. My family and I are avid golfers, bicyclist and outdoor enthusiasts. The Whitmoor neighborhood has proven to be a success and very popular, St Charles needs more communities like this. My family and I ride bikes on the Katie trail all of the time and it's one of our favorite things to do, we ride the trail a minimum of once a month and sometimes a lot more often when the weather is nice. I do not believe the new bluffs community will hurt the scenery of the Katie trail, if anything it will make it even better. I hope this community gets approval and starts development quickly. I know I will be very interested in purchasing a home here along with quite a few of my friends and relatives. Thank you

Sincerely
Greg Cenatiempo
To Whom it may concern,

I am in support of the rezoning of this land in favor of the R1A, Single-Family Residential District (1-acre minimum lot size). I currently live in Dardenne Prairie and while I love the area we are looking to move to find a larger lot, this project has everything we are looking for. The location and lot size is very attractive and hard to find in this area so I feel it would be a great addition to the community.

Joe Hurster | Weiss Insurance
683 Trade Center Blvd Suite 130 Chesterfield, MO 63005
Tel: (636) 534-7211 | Fax: (636) 534-7911
St. Charles County Planning Commission,

I am emailing in support of the Missouri Bluffs Project.

Having lived in St. Charles for 33 years, I use the Katy trail weekly and fully support the conservation efforts of Pat and Ted Jones (I have worked at Edward Jones 23 years). However, I also support the development of this project. There are numerous developments along the Katy trail that have not negatively impacted the beauty of the trail. Windcastle, Jacobs Summit, Austin Ridge are just a few. I am interested in not only moving to this new development, but believe it will attract those that are interested in living in Chesterfield today given its location. This will help increase the tax base of the community, and be a positive development.

That said, it is important that NT Homebuilders take any necessary steps to ensure the beauty of the area is retained, and they have outlined plans to do so.

Sincerely,

Linda Bannister
314-283-4229