
Green Meadows - Midland PD Plan

Ruth Friar <ruthfriar@gmail.com>
To: Rusty.Palmer@como.gov

Wed, Feb 3, 2021 at 10:30 AM

Dear Mr. Palmer,

I understand you have received no comments on the latest proposal for developing this plat. Previous comments have been submitted. Many of them may still be applicable. A project name change should not negate previous comments, rather enhance context and evolution of the project.

The new proposal has addressed many of the concerns expressed by participants in the 12/2/20 Zoom call. For example, set backs, unit fronts facing the street, additional parking, landscaping screens. In general, it is clear that an effort was made to address how this property might fit as the gateway to the surrounding neighborhood of single family/owner occupied homes.

I have previously asked, and not had answered, if Matt understood this plat was zoned for single family/owner occupied homes when it was purchased. If it was originally zoned R-1, why would P & Z now believe the zoning should be changed to higher density duplexes/rentals?

The developer has addressed the aesthetic concerns. Unfortunately, there has been no attention to how adding higher density housing (potentially 24+ vehicles) at this location will affect quality of life issues that are equally important to the surrounding neighborhoods. Traffic patterns will be an ongoing issue. They already are. There is no way to widen the surrounding roads or address backups that currently occur due to businesses located directly to the east.

The developer and P & Z have not demonstrated to those of us in the neighborhoods surrounding this development that there is a shortage/need for additional rental units in this area, especially at this price point. Further, there remains confusion as to whether these are owner occupied residences or rental units. If a community goal is affordable housing, for diverse populations, along transportation routes, this proposal does not appear to support these goals.

The property is zoned R-1. It is a gateway to surrounding R-1 neighborhoods. It is a perfect location for affordable, single family homes that would strengthen and diversify the area. Single family homes would have less impact on the already existing traffic issues in this area and would be consistent with more recent development activity, as well as affordable housing goals in our community.

It is my hope that the proposal for zoning variance will consider these points. I believe in compromise and appreciate the changes made that clearly reflect them. I do not agree that a zoning variance should be granted. If P & Z has goals for affordable housing, diversifying neighborhoods and utilizing current transportation routes to enhance access to fulfill these goals, this proposal does meet those standards and the variance should be denied.

Sincerely,
Ruth Friar
2717 Cimarron Dr.



Rusty Palmer <rusty.palmer@como.gov>

Green Meadows - Midland PD Plan

steve hollis <stevhollis@hotmail.com>

Wed, Feb 3, 2021 at 12:30 PM

To: "Rusty.Palmer@como.gov" <Rusty.Palmer@como.gov>

Cc: Karl Kruse <karl.kruse1943@gmail.com>, Auben Galloway <aubengalloway@hotmail.com>, Ian Thomas <ward4@como.gov>, City of Columbia ward5 <ward5@como.gov>, City of COlumbia Mayor <mayor@como.gov>

I just wanted to echo Ruth's thoughts below. I really appreciate the developer's responsiveness and I'm all for quality infill. However, the issue of zoning, as it relates to the number of vehicles to be allowed, remains. Traffic on Green Meadows already backs up in front of the proposed development twice a day on weekdays.

This may be a stretch, but is there any way a roundabout at Green Meadows and Bethel could be installed as part of this development? That would help tremendously with the traffic issues.

Thanks for your consideration.

Steve Hollis
2401 Lynnwood Dr.
Columbia, MO 65203

[Quoted text hidden]

Planning And Zoning Commission : 2-2-2021 05:38:30 pm

noreply@gocolumbiamo.com <noreply@gocolumbiamo.com>
Reply-To: lindsay.keaton@yahoo.com
To: Patrick.Zenner@como.gov

Tue, Feb 2, 2021 at 5:38 PM

The following form submission was received on the City of Columbia website. The sender has been notified of the successful receipt of this request. Recipients should respond to this request within a reasonable time frame, normally within 1 to 3 business days. For more information regarding origin of this message or to report spam contact the Webmaster at webmaster@como.gov

Below are the results of a Web form submitted on: February 2nd, 2021 at 05:38PM (CST).

Name: Lindsay Keaton-Harlan

Email Address: lindsay.keaton@yahoo.com

Comments: As a resident of the neighborhood I am very concerned about the building that is being proposed on the green space adjacent to the church. We reside at the corner of Green Meadows Circle and Melody Lane. If the land is developed as proposed then not only will residents in our neighborhood and those surrounding will not be able to enjoy the green space but it will be an absolute congested eye sore. That area is used for many while walking and playing with their dogs and their kids. We have enough traffic with people using Green Meadows Circle as a short cut, the added residents and vehicles will only make it worse. We enjoy our home and our view of the green space along with seeing our neighbors enjoying it as well. I've provided a picture from our driveway in hopes that the city will see this from our point of view and not move forward with building.

Attachment: This form includes an attachment. For your convenience attachments have been added to this email.

IP:173.24.78.122

Form: City of Columbia Contact Form



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5469K





Rusty Palmer <rusty.palmer@como.gov>

Midland Proposed Planned District

Kasi Darnell <kjdarnel@asu.edu>
To: Rusty.Palmer@como.gov

Wed, Feb 3, 2021 at 2:36 PM

Hello,

As a resident of the Green Briar Trail Neighborhood just North of Green Meadows in Columbia, I wish to inform you of my dissent for the rezoning and improper development of the green space adjacent to Rock Bridge Christian Church. This green space is valuable in that it helps sequester greenhouse gases and reduces heat in the area caused by the development further east. I fully believe that by removing this greenspace, the city of Columbia would be making a mistake. Furthermore, Green Meadows road is already a busy street and the intersection at the fire department is ridiculous to navigate at times. Further development should not happen until the intersection is fixed in a way that will not impede the fire station.

Thank you,

--
Kasi Darnell-Tibbs
Student - Arizona State University
(402)470-1023
kjdarnel@asu.edu

Midland PD Plan

Sarah Dubbert <sd00015397@gmail.com>

Wed, Feb 3, 2021 at 9:12 PM

To: rusty.palmer@como.gov, ward5@como.gov

Cc: Traci Wilson-Kleekamp <tracilizzette@gmail.com>, mayor@como.gov

Sent from my iPhone

Mr. Palmer,

I will be unable to attend the meeting in person tomorrow, but did want to provide some comments on this plan.

1. I believe that the new plan does address many of the visual and optical concerns previously expressed.
2. I am concerned that the usage of a project name change might be an attempt to subterfute legitimate questions and concerns previously raised. Those questions should be reviewed and answered based off this new plan and not disregarded – that would be disingenuous to the intentions of the stakeholders.
3. I do not see any efforts to address the initial agreed upon component of affordable housing close to transit (as was originally referenced in the first round of this previously titled project as a main goal of their plan and is a core component requested by the surrounding neighborhoods). At the current suggested price point, these will be well outside of affordability definitions and will do little to address socioeconomic discrepancies.
4. Besides #3, my biggest concerns are two fold:
 - a. The increased traffic flow and additional congestion that will cause – there is already significant back up due to the businesses along that section of Green Meadows and the recent addition of the drive through at Khaldi's.
 - b. The current water run off from the most recent development of the new single family homes at the front of the neighborhood (beginning of Greenbriar and the new streets that were created) has caused SIGNIFICANT damage to properties and the creek further down into the neighborhood. There has been serious flooding now in back yards for those residents on the north side of Cumberland as well as erosion on the banks of the creek in the backyard of those on Conestoga and further down Greenbriar. The addition of these parking areas and general lack of accounting for drainage issues will compound that concern as well as potentially creating an environmental concern with the creek feeder at the base of Greenbriar and Cumberland.

Sarah E. Dubbert, CTP

2902 Conestoga Court

Columbia MO 65023

Sd00015397@gmail.com

573-424-6308



Rusty Palmer <rusty.palmer@como.gov>

Green Meadows potential development.

missfloor <missfloor@yahoo.com>
To: rusty.palmer@como.gov

Wed, Feb 3, 2021 at 8:24 PM

I just saw these plans. That is crazy. That intersection cannot handle that traffic safely. It would be okay to have one or two families in that space, not a full complex, not to mention the negative environmental impact and the emotional impact on the residents all ready in the area.

Please find another use for that land, like a fitness park (like the MKT MLK trailhead).

Sincerely,
Jody Floor

Sent from my Verizon, Samsung Galaxy smartphone

Midland PD

Ruth <ruthfriar@gmail.com>

Wed, Feb 3, 2021 at 1:04 PM

To: Rusty Palmer Planning & Zoning <Rusty.palmer@como.gov>

- > Dear Mr. Palmer,
- > I sent an email earlier today. I just back from walking my dog and notice two more things.
- > 1. The developer indicates curbside garbage pick up. On the Green Meadows Circle side, there is no flat grassy berm between the sidewalk and road surface. There is only a ditch for storm water run off. In spots, it is quite deep and/or the sidewalk drops sharply and dangerously away into the ditch. Would residents leave their garbage on the sidewalk, the road surface or in the drainage ditch?
- > 2. Where would these units accommodate overflow parking if all extra spaces are full? There is no residential street side parking on Green Meadows or Green Meadows Circle. Overflow parking from homes on Green Meadows Circle, already use Greenbriar for overflow.
- > Will these considerations and concerns be addressed prior to approval?
- > Thank you.
- > Ruth Friar

Sent from my iPhone

PZC Comments

Sarah Hill <sarahhill@mchsi.com>
To: Rusty Palmer <Rusty.Palmer@como.gov>

Wed, Feb 3, 2021 at 4:49 PM

From: Sarah Hill <sarahhill@mchsi.com>
Date: Wednesday, February 3, 2021 at 4:43 PM
To: Sarah Hill <sarahhill@mchsi.com>
Subject: Re: PZC Comments

Mr. Palmer,

Could you please forward this email to the Commissioners for the Thursday, February 4, 2020 Planning and Zoning Meeting. Below is a letter that I sent to the City Council concerning the **Godfrey PD Plan**, now addressed as the **Midland PD plan**. My concerns are still the same. I support retaining the current R1 zoning. I would like clarification on whether the duplexes will be owner-occupied or rental. The owner stated in the Zoom meeting on December 2, 2020 that they would be retained as rental and your understanding is that they would be owner occupied. I would also emphasize that this parcel has tried to be rezoned by two different owners since it was sold by Rock Bridge Christian Church. Both failed.

Dear Mayor Treece and City Council Members:

The Godfrey PD Plan (127-2020) is on the agenda for tomorrow night's Council Meeting. I am writing to encourage you to deny the development. I believe if you read the Planning and Zoning's recommendation (8-0 denial) and Meeting Minutes, you will agree with their decision. The piece of land is a small parcel (1.45 acres) on the corner of Green Meadows and Green Meadows Circle.

These are the issues I am concerned about and want you to consider when reviewing this rezoning application:

1. This piece of land is the gateway to the Trail Ridge, Greenbriar and Cimmaron neighborhoods. Good planning takes into account that density should be placed at the beginning of a corridor—like restaurants, stores, gas stations, apartments, condominiums. As you move through the corridor, density becomes lower. In this case, you have several apartment/condo complexes across the street to the south and to the east. To the west, as you move along Green Meadows, is Rock Bridge Church, the Fire Station and Wood Haven and then several R-1 neighborhoods. Whatever is

built on this parcel of land needs to “fit in” with the existing neighborhoods and church/fire station that it shares the same “meadow” with. It should also have heavily landscaped buffer to separate it from the existing neighborhood.

2. As you know, traffic flow on Green Meadows is heavy all day long. Between the hours of 4-6 pm, drivers use Green Meadows Circle as a cut through to avoid the long line on Green Meadows. Also, with the addition of the Lakota Coffee, cars are backed up on Green Meadows causing traffic congestion at prime coffee drinking hours in the morning and late afternoon. This development would bring even more traffic issues (minimum of 24 and maximum of 48 cars entering and exiting) along this well-used corridor.

3. I have a close family friend that just recently took a job in KC. He is renting a condominium in a 4-unit building with two bedrooms, much like what the developer is proposing. This development is located behind a fitness facility and fast-food restaurants. There is an elementary school behind a heavily landscaped buffer with homes. I would not consider it “affordable housing”. There are families and young couples around him. Like I said, it is a two-bedroom condominium with a single attached garage. What I have found is the majority of the tenants use the garage as storage and park one car in the driveway (the driveway is too skinny to park two cars side by side or one in front of the other). A second car is parked wherever you can find a spot. It could be in the extra/visitor spots or on the road. In the case of our neighborhood, that would be Green Meadows Circle. (Currently, there are two homes on Green Meadows Circle that house young adults/college students. When they have visitors, cars are parked along Green Meadows Circle and on the sidewalk boulevard of Greenbriar Dr.). Green Meadows Circle will become the overflow parking lot.

This parcel of land is one of the few green spaces left in this area. Please be mindful of what is placed there. Would I like to see it stay open and green? Of course, but I understand that that is not reality today. I would like you to demand that the developer be creative, imaginative, and original in his plan rather than putting up sixteen or twelve apartments because he can. Please hold him to a higher standard because YOU can!

Sincerely,

Sarah Hill

3005 Greenbriar Drive

Thank you Rusty for sharing my concerns and comments.

Sarah Hill

3005 Greenbriar Drive

[Quoted text hidden]



Rusty Palmer <rusty.palmer@como.gov>

Fwd: Planning And Zoning Commission : 2-4-2021 05:38:22 pm

Patrick Zenner <patrick.zenner@como.gov>
To: Rusty Palmer <Rusty.Palmer@como.gov>

Thu, Feb 4, 2021 at 7:04 PM

FYI

Sent from my iPhone

Begin forwarded message:

From: noreply@gocolumbiamo.com
Date: February 4, 2021 at 5:38:26 PM CST
To: patrick.zenner@como.gov
Subject: Planning And Zoning Commission : 2-4-2021 05:38:22 pm
Reply-To: lindsay.keaton@yahoo.com

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Below are the results of a Web form submitted on: February 4th, 2021 at 05:38PM (CST).

Name: Lindsay Keaton-Harlan

Email Address: lindsay.keaton@yahoo.com

Comments: I submitted a statement yesterday and would like to add on behalf of our neighborhood. There is already traffic on our roads and adding more will only cause more congestion and frustration for our community. Over the weekend people were out enjoying the area that is wanting to be developed. Why is that every inch of green space has to be developed into something?? Why can't the community continue to use it as such? I truly hope you put yourselves in the shoes of those who live and play in our neighborhoods.

Attachment: This form includes an attachment. For your convenience attachments have been added to this email.

Midland PD Rezoning Request

Nick Knoth <knoth.nicholas@gmail.com>
To: Rusty.Palmer@como.gov

Thu, Feb 4, 2021 at 9:19 AM

Good morning,

I am a resident near the proposed Midland PD Rezoning Request. I am not opposed to the development, but I believe it is important that the commission and city know that traffic congestion is an existing problem at the intersection of Bethel St and Green Meadows Rd which is just maybe a hundred yards west of this proposed development. As there is no improvement project currently planned for this intersection - the soonest one could be considered is the 2025 CIP ballot list - and such a development would surely add to traffic, I request that if this project moves forward, that an improvement project for the intersection of Bethel St and Green Meadows Rd be prioritized. Again, I am not against this development but traffic already gets backed up easily in the area and that should be taken into consideration.

Respectfully,

Nick Knoth
3213 Belinda Ct

Green Meadows proposal

Karl Kruse <karl.kruse1943@gmail.com>
To: Rusty.Palmer@como.gov

Wed, Feb 3, 2021 at 4:33 PM

Mr. Palmer,

The applicant has done a nice job of addressing many of the concerns about the proposal. Although I understand and appreciate the continuing opinions that the lot should remain zoned single family, my primary concerns are with aesthetics and traffic congestion. With quality architectural design and landscaping I think the development would complement the attractive condos on the other side of Green Meadows. With respect to traffic concerns, I like the idea of a roundabout to the west. In fact I suggested this a couple years ago to city public works staff. Good luck. KK

Karl Kruse
Karl.Kruse1943@gmail.com

4 February 2021

Dear Columbia Planning and Zoning Commissioners and Staff

The original plat for the Greenbriar and Trail Ridge subdivisions envisioned R1 zoning. While I understand change is a constantly moving/evolving project relative to urban planning, rezoning from R1 to a PD sets a precedent for the vacant lots on Bethel and Green Meadows, which I think is a significant indicator of the City's commitment or lack thereof to building and maintaining vibrant and healthy neighborhood communities.

In my opinion, the final Midland PD project represents just another proposal to build on spec for profit, with an end product that is wholly disengaged from any of the social justice issues in Columbia related to affordable housing and that includes the city's [Built Environment](#) in the Climate Action and Adaptability Plan, (CAAP) 2017. This report makes several meaningful recommendations related to the city's building environment that address: **(affordable) housing, transportation and stormwater management**. The Midland PD does not significantly address any of the issues noted in the CAAP.

This letter constitutes a very brief commentary on the proposed Midland PD's Build Environment. Of significant note, the proposal does not offer affordable housing, nor does it include mitigation measures to ameliorate transportation, infrastructure, and stormwater impacts with the science of environmental review.

Punting on Affordable Housing...Again

The Godfrey PD, which evolved into West Rock II PD and then finally the Midland PD, began ostensibly as a ploy to designate and build affordable housing. The plan as it stands is a beauty pageant of aesthetics -- certainly in response to community feedback related "fit" with the neighborhood). The pageant as I have observed, includes rehearsals to showcase different attire based on neighborhood (i.e. audience) feedback, resulting in a revised "new show" with a brand new stage, both built and performed with a new cast of facts, moving further and further away from the initial provocation of affordable housing. In the end, Midland PD clearly has dispensed with their false affordable housing rhetoric, resulting in a project of appeasement based upon looks, not substance.

Lack of Substantive Environmental Review of Transportation/Infrastructure Impacts

Planner Rusty Palmer's commentary to Greenbriar Trail Ridge resident Sarah Hill expressed this sentiment, that is based on opinion. The neighbors should be presented with an environmental/traffic impact assessment that provides evidence for the claim:

"The chance for overflow parking does still exist, but is no greater than one would find in any other single-family neighborhood." (Personal Correspondence Rusty Palmer to Sarah Hill, February 2, 2021)

This feedback from community Planner Rusty Palmer is devoid of any meaningful science that advocates mitigation of negative traffic or environmental impacts. Beyond a lack of evidence to support this statement, the generalization that compares the potential overflow of parking to any other single-family neighborhood is loaded with assumptions and overgeneralizes the unique characteristics of our neighborhood which is NOT solely a single-family home oriented environment.

Lack of Sidewalk North-side Green Meadows Circle

South side of Green Meadows circle has no sidewalk and the north scaling sidewalk is divided by a water-run gully. Overflow parking adjacent to the Stormy Meadows Gardens from the new homes on Green Meadows Circle, obstructed drivers. We've encouraged those household members (guests) to park on Greenbriar Dr., which has resulted in an array of cars parked along the road at the Green Meadows Cir/Greenbriar Dr. entrance.

Stormwater Impacts -- No Answers... Still

In terms of stormwater runoff -- my neighbor Sarah Hill has continued to bear the brunt of the Trail Ridge Block III development; with run-off into her backyard. Despite numerous calls to express her concerns to both the city and the lot developers, the impact to her property and the cost of the run-off impacts have gone unheard.

Traffic Unabated

With the above issues in mind, I am concerned that the P & Z staff does not have a committed rubric combined with a practice that demands upfront mitigating measures in response to the intense infrastructure pressure (footprint) that is being intensified due Green Meadows and Providence intersection that pulsates West to the 4-way stop at Green Meadows and Bethel. I am disappointed that Matt Pitzer (my 5th Ward council member) never responded or refused) to consider [a zoning overlay district](#) even for a discussion. Why? The aesthetics of the physical gateway at Providence/Green Meadows demonstrates intense infrastructure impact that warrants putting less demand on the corridor, not more, or at the very least reimagining the intersection as a gateway improvement. This lack of reimagining, returns us, again and again, to impact on the transportation infrastructure with no recourse. There is no traffic study that takes into consideration the traffic overflow from the Lakota Coffee shop from their parking lot onto/into Green Meadows, nor is there any meaningful assessment (beyond his opinion) about overflow parking on Green Meadows Circle which will most definitely complicate ingress, egress, and traffic into the tract.

Process Matters

In closing, since moving to Columbia in 2003 from Long Beach, California, I have observed that the city's land use "rules" are designed to extend privileges to developers based on structural/physical appearances without any meaningful engagement with infrastructure impacts based on an environmental review process that includes mitigation recommendations and praxis to ameliorate negative impacts. In terms of process, renaming the project each time the developer revises their project presents a hurdle for the public to keep starting over with a new

batch of letters, creating confusion for the neighbors and simultaneously facilitating fewer letters due to the fatigue perpetuated by continued shift in the project narrative.

I am not taking a position for or against the project. My opinion is that the project represents lip-service to equity and social justice as a by-product of recommendations made in the CAAP (2017) and historical Affordable Housing needs for the city of Columbia. [The CAAP report captured my interest because of its use of the terms “tension points.”](#) These tension points can be found on pages 34, 46, 54, 59, and 64 in the report - noting order for the plan “to be successful, the CAAP must be an iterative process.”

In pertinent part -- the report notes:

The CAAP (2017) offers cross-priority actions that can help us achieve outcomes across a wide array of priorities. The challenge will be focusing on the desired outcomes from an organizational perspective, instead of a single, siloed priority area. The actions in this plan can be implemented with the right mix of prioritization, raising of new funds and a rethinking of how we achieve the priorities we set for our City.

The Midland PD if approved, wholly rejects the statement above.

Traci Wilson-Kleekamp
President, Greenbriar Trail Ridge Neighborhood Association
President, Race Matters, Friends
2905 Greenbriar Dr.
Columbia, MO 65203
573/239-0858

Resources

Buffaloe, B. (Ed.). (2020, October 11). City of Columbia Missouri Climate action and adaptation plan. Retrieved February 04, 2021, from <https://www.como.gov/sustainability/caap/>

City of Columbia Built Environment: Housing, Transportation and Storm Water Management. (2018, July 2). Retrieved February 04, 2021, from https://www.como.gov/sustainability/wp-content/uploads/sites/24/2018/07/CoMoCAAP_VAfactsh eets_BuiltEnv_final.pdf

City of Columbia Missouri Chapter 29-2 zoning Districts (Section 29-2.3) - UC-O Revisions (5-16-16). (n.d.). Retrieved February 4, 2021, from https://www.como.gov/community-development/wp-content/uploads/sites/14/2015/09/CIC_29.2.pdf