



Sheela Amin <sheela.amin@como.gov>

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**[CityClerk]: adopt the neighborhood protection plan**

1 message

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**Jan** <jlharrison26@hotmail.com>

Thu, Mar 9, 2017 at 3:14 PM

To: "cityclerk@COMO.gov" <cityclerk@como.gov>

We are in support of the immediate passage of the Neighborhood Protection Code in order to protect the East Campus residents and the homes there.

Sincerely,

Philip and Janet Harrison



Sheela Amin <sheela.amin@como.gov>

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## [CityClerk]: Adopt the Neighborhood Protection Standards

1 message

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**Cecile Bentley** <cecile.bentley@gmail.com>

Fri, Mar 10, 2017 at 9:07 AM

To: cityclerk@como.gov, Cecile Bentley <cecile.bentley@gmail.com>

To the Mayor and members of the City Council:

I respectfully urge you to move forward and adopt the Neighborhood Protection Standards now. I also support the idea of establishing a Blue Ribbon Panel to evaluate the impact of the adopted codes and standards so changes can be made if needed.

I believe it is vital to act now for several reasons:

1. The Planning and Zoning Commission considered removing the NPS and chose not to. They recognized that, while the standards are not perfect, they had provided ample opportunity for community input, and they – and others – had spent countless hours working on these. To set them aside now fails to recognize the effort, thoughtful discussion and changes already made.
2. The public reaction you are seeing is often based on misinformation and worst case scenarios. As Mr. Zenner has pointed out in meetings, the NPS do NOT prevent property owners from developing their properties, nor do they prevent replacing them if they are destroyed. And the Board of Adjustments is available to address scenarios in which a property owner is unreasonably penalized by the standards.
3. Prolonging the review and hearings process is especially burdensome for the “owner occupied” segment of our community. We are now seeing paid surrogates representing developers. Home owners don’t have those resources, so you will wear us out by continuing the process. We, personally, have been involved for more than a year already. It’s time to bring this to a close.

Failure to include neighborhood protections at this time is likely to result in “mischief” (in Mayor Treece’s words). Doesn’t it make more sense to adopt the standards, and then adjust them if they truly prove to be a barrier to good neighborhood development?

Thank you.

Cecile Bentley, MA, CRC, PMP

1863 Cliff Dr.

Columbia, MO 65201

—  
Cecile Bentley  
1863 Cliff Drive  
Columbia, MO 65201  
[cecile.bentley@gmail.com](mailto:cecile.bentley@gmail.com)



Sheela Amin <sheela.amin@como.gov>

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## [CityClerk]: Adopt Neighborhood Protection Standards

1 message

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**Clyde Bentley** <clyde.bentley@gmail.com>

Fri, Mar 10, 2017 at 9:40 AM

To: cityclerk@como.gov

Cc: Mayor@como.gov, ward1@como.gov, ward2@como.gov, ward3@como.gov, ward4@como.gov, ward5@como.gov, ward6@como.gov

It is time to stop dithering. I urge the City Council to adopt the proposed Unified Development Code with the Neighborhood Protection Standards intact.

The UDC was the result of months of intense work by both professional planners and Columbia citizens. It is a far better document than the hodgepodge of rules that now exist. The Neighborhood Protection Standards also are far from being last-minute ideas. Any citizen had ample opportunity to weigh in on their worth during weeks of hearings. They were picked and prodded and ultimately recommended by the Columbia Planning and Zoning Commission that you entrusted to vet them.

Are they perfect? Is any law? Of course not. But our system of government is not dictatorial. It provides multiple ways to revise and improve laws while still granting the core protections and benefits of the original goals. A bill or unapproved proposal, however, is all talk. It allows discussion to continue indefinitely while in fact addressing none of the problems that sparked the proposal in the first place. Talk provides a smokescreen to allow the challenges to continue or even multiply.

Pass the UDC and NPS now. Let's see if they actually have flaws before we hammer their concepts to death with unsubstantiated claims. Despite the worries of landlords, the Neighborhood Protection Standards have no effect on the current use of property. They only limit developers from tearing down the hallmark buildings of our neighborhoods to replace them with structures that destroy the scale and atmosphere that make that make the older areas of our city unique. The standards simply provide the same guarantee of character to our older neighborhoods that we provide to new subdivisions through zoning and covenants.

Call an end to the bluster. Make law.

A handwritten signature in blue ink that reads "Clyde Bentley".

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**Clyde Bentley**

1863 Cliff Drive

Columbia, MO 65201

(573) 999-1580



Sheela Amin <sheela.amin@como.gov>

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## Request for additions to amendment sheet

1 message

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**Tim Crockett** <tim@crockettengineering.com>

Fri, Mar 10, 2017 at 11:25 AM

To: "sheela.amin@como.gov" <sheela.amin@como.gov>

Cc: "mayor@GoColumbiaMo.com" <mayor@gocolumbiamo.com>, "ward1@como.gov" <ward1@como.gov>, City Of Columbia Ward2 <ward2@como.gov>, "ward3@como.gov" <ward3@como.gov>, Ian Thomas <ward4@como.gov>, "ward5@como.gov" <ward5@como.gov>, "ward6@como.gov" <ward6@como.gov>

Sheela,

Please find attached a letter that I have addressed to the Mayor and Council regarding some additions that I would like to see added to the amendments for the UDC. I respectfully ask that these be added so Council can discuss them if they are so inclined. I appreciate the help with this and would be happy to answer any questions that you may have.

Thanks,  
Tim

Tim Crockett, PE



p 573.447.0292



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 **Letter to Council.pdf**  
43K



2608 North Stadium Boulevard  
Columbia, Missouri 65202  
(573) 447-0292

March 10, 2017

Mayor and City Council  
City of Columbia  
601 E. Broadway  
Columbia, MO 65205

Honorable Mayor and City Council Members:

I would like to take this opportunity to respectfully request that several items contained in the new Unified Development Code be added to the Amendments for Council Consideration at the Council work session being conducted on March 11, 2017. I have specifically listed the items that I would like to have added to the list below. I have also listed suggested language or action that I would like to propose for your consideration.

Section 29-4.4(c)(1)(i)(D)(3). This item is in Article 4 at page 62 (of the copy I have) of the UDC and specifically pertains to counting climax forest towards your preservation percentage when in a stream buffer. This section says that trees preserved, when in a stream buffer, may not be counted towards the preservation percentage. I would like to see this specific item in the code removed.

Section 29-5.12(b)(1)(ii)(B). This item is in Article 5 at page 3 and pertains to steep slopes. As written the current code says "Steep slopes, which shall include all land with an average vertical slope of twenty-five (25) percent or more...". I would ask that Council consider revising the percentage in this section to read "thirty-three (33) percent". This is the same as a 3:1 slope which has been determined and readily accepted by MoDOT as well as the City of Columbia (and just about all other agencies in the State) as a stable and acceptable slope with regards to stability and long term preservation.

Section 29-5.1(c)(3)(i)(F). Located in Article 5 at page 5 this section discusses the maximum length of cul-de-sacs. As written the code says "Cul-de-sacs and loop (U-shaped) streets should not exceed three hundred (300) feet in length but may be approved in unique circumstances to avoid steep slopes, major creeks, floodplains, wetlands and other sensitive environmental areas." I would like for the City Council to

consider revising this section to maintain the maximum length of cul-de-sac at 750 feet. Personally I have not seen or heard of any issues with the current regulation and see no reason to change it.

Section 29-5.1(f)(2)(ii). This section is shown in Article 5 at page 10 and pertains to the maximum number of lots being accessed off of a single point of access. The proposed code states that the maximum number units being accessed off of a single point of access would be 30. I feel that this this is too low and too much of a change from what is currently allowed (current code allows for 100 units with a single point of access). I would like to see this regulation revised to maintain its current 100 unit threshold. If Council is not inclined to maintain the current maximum of 100 units then I would ask that a number higher than 30 be considered. Other agencies who originally adopted the 30 unit maximum have already begun to increase the number knowing that 30 is not realistic or feasible. I ask Council to revise this number to a more appropriate amount.

I appreciate the opportunity to present the above requests. I apologize but I will not be able to attend the meeting on Saturday as I have a prior commitment attending a function for my two sons. Should there be questions regarding any of the above I would ask that Council address either Mark Farnen or Caleb Colbert to help answer the question.

Again, I appreciate the opportunity to present my suggestions for your consideration.

Sincerely,

Crockett Engineering Consultants, LLC

A handwritten signature in black ink that reads "Tim Crockett". The signature is written in a cursive, flowing style.

Tim Crockett, PE



Sheela Amin <sheela.amin@como.gov>

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## [CityClerk]: UDC Neighborhood Protections

1 message

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**Dan Cullimore** <dancullimore55@gmail.com>

Fri, Mar 10, 2017 at 11:53 AM

To: Betsy Peters <ward6@como.gov>, Brian Treece <mayor@como.gov>, Clyde Ruffin <ward1@como.gov>, Ian Thomas <ward4@como.gov>, Karl Skala <ward3@como.gov>, Laura Nauser <ward5@como.gov>, Michael Trapp <ward2@como.gov>, cityclerk@como.gov

I am writing to ask that you vote to support neighborhood protections in the UDC, especially limits to the scale of what can be build on R-MF and commercial properties adjacent to single family uses and zoning. I ask this because adequate neighborhood protection is one of the best ways to address issues of generational inequality.

Many within the real estate and development community contend that simply increasing the supply of housing will tend to lower the cost of housing. While that may be true in most markets, it is not true in smaller towns that are home to major universities. The steady demand for student housing doesn't vary much from year to year; this places a constant upward pressure on housing prices.

The market argument is that as housing ages it declines in value and its cost falls. This is true but, in university towns like Columbia, this process is distorted. Students have access to loans and grants not available to others. This means their ability to pay higher prices distorts local housing markets. Investment is directed towards capturing that money, and older housing is razed to make way for higher priced student housing. In Columbia, we have been losing between 50 and 200 small, affordable renter or owner occupied units for almost a decade.

Since we are building only a handful of subsidized affordable units each year, and we are allowing our existing affordable housing stock to be redeveloped into "higher value" units, we are pushing up the price of housing overall, and leaving our most disadvantaged citizens at risk of becoming "housing cost burdened" (spending greater than 30% of income on housing and utilities). In Columbia, according to 2014 American Community Survey data, 22.9% (or 3,558) owner-occupiers, and 57.4% (or 12,164) renters, are so burdened.

One of the surest ways to stave off, and maybe even begin to reverse, the number of housing-cost burdened households within Columbia is to limit the destruction of older housing, so that the normal market correlation between housing age and value/cost can work. Otherwise, Columbia will continue to thwart the value of social equality lauded in the city's Strategic Plan. Please vote to support Amendments 20, 21, 24, and 25.

Further, I ask that new construction within the older downtown peripheral neighborhoods be limited to 100 feet in length, and this allowed along only one street face. This will go a small distance toward reducing the visual and social impact upon neighboring single-family properties, and reduce the pressure to redevelop what remains affordable.

Thank you.

—

*Dan Cullimore*

"You are what you have done; you will be what you do now." Buddha





Sheela Amin <sheela.amin@como.gov>

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## [CityClerk]: Vote for enhanced neighborhood protection amendments

1 message

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**Tofle, Ruth B.** <TofleR@missouri.edu>

Fri, Mar 10, 2017 at 12:38 PM

To: "mayor@como.gov" <mayor@como.gov>, "ward1@como.gov" <ward1@como.gov>, "ward2@como.gov" <ward2@como.gov>, "ward3@como.gov" <ward3@como.gov>, "ward4@como.gov" <ward4@como.gov>, "ward5@como.gov" <ward5@como.gov>, "ward6@como.gov" <ward6@como.gov>, "cityclerk@como.gov" <cityclerk@como.gov>

Cc: ICE <marvin@toflelaw.com>

Dear Columbia leader, as a long term property owners who care about our city, we sincerely request your support of the enhanced neighborhood protection amendments. Thank you. Ruth and Marvin Tofle

Sent from my iPhone



Sheela Amin <sheela.amin@como.gov>

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## [CityClerk]: Additional Neighborhood Protections

1 message

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**Lea Langdon** <langtrea@gmail.com>

Fri, Mar 10, 2017 at 12:56 PM

To: mayor@como.gov, ward2@como.gov, ward6@como.gov, ward1@como.gov, Skala <ward3@como.gov>, Thomas <ward4@como.gov>, Nauser <ward5@como.gov>, cityclerk@como.gov

Dear Council Members and Mayor,

I fully support the Amendments that the central city neighbors are asking for. Although I do not live in those areas, I think these amendments are important for preserving the feel of our city, and for protecting the neighbors who live there. The possible development value of a property is not the value that should speak the strongest, as it is claiming that monetary value is the only one to consider, while a city must consider other factors to remain the city I enjoy living in. Please support Amendment # 21, Amendment # 25 and Amendment # 27.

Thank you for your consideration.

--Lea Langdon  
2800 Green Valley Drive  
Columbia, Mo



Sheela Amin <sheela.amin@como.gov>

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## core neighborhoods downtown need your care and protection

1 message

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**fowler pat** <fowler.pat.j@gmail.com>

Fri, Mar 10, 2017 at 1:07 PM

To: mayor@como.gov, clyde ruffin <ward1@gocolumbiamo.com>, ward2@como.gov, "ward3@gocolumbiamo.com" <ward3@como.gov>, "ward4@gocolumbiamo.com" <ward4@como.gov>, ward5@como.gov, ward6@como.gov, Sheela Amin <sheela.amin@como.gov>

Please see my attached letter asking for your intervention to protect our core neighborhoods.

Thank you.

Pat

--

Pat Fowler

[fowlerpatriciaj@gmail.com](mailto:fowlerpatriciaj@gmail.com)

[fowlerpatj@gmail.com](mailto:fowlerpatj@gmail.com)

573-256-6841 voice and text



**core neighborhoods surrounding downtown need your care and protection.pdf**

198K

March 10, 2017

Dear Mayor and Council,

To the extent that I am aware of emails you have been receiving about the neighborhood protection standards, those of us who live in the core neighborhoods surrounding downtown are in an awkward place.

To oppose the existing standards outright, as I have done, is risky. Better to have something than nothing at all. I understand this view.

To recommend that you amend them to make them less damaging to neighborhood character and our small footprint uses is another strategy, lessen the width of the building, shorten the height to the peak of the roof, prohibit parking in the side yards regardless of setback, are certainly better options.

But we are still avoiding our responsibility to protect the existing inventory of small footprint houses and small apartments, the very structures that are affordable to individuals and families who are living on modest wages trying to piece together a quality of life for themselves and their children.

New construction costs more. The banks, the realtors, the contractors, the developers have all told you this. They each, through their representatives, have argued against increased requirements saying it will undermine their ability to provide affordable housing. We are ignoring the elephant in the room. New construction, unless it is subsidized by the city, state or federal government, does not result in affordable rents or affordable mortgage payments. And in Columbia, it does not result in affordable homes for sale to owner-occupieds, not when the subsidized cost of construction puts a \$130K price tag on that new structure (CLT estimates for the Lynn Street Cottages, which the city is hoping to finish this year and hopefully secure funding at the rate of 6-7 a year after that; we all have our fingers crossed that the CLT model will result in more owner occupied homes for families of modest means). But new construction is what's comfortable to them, they know how to operate in that economy, and it gives them, in multiple channels, the volume they need to keep their business models viable.

The business model of a family of modest means looks very different. They may, over time, if they live in an affordable rental and see household wage growth over time, participate in community sponsored initiatives to save for a down payment, be able to afford a \$60K - 75K house/lot in North Central, Douglass Park or Ridgeway neighborhoods. But if their affordable rental in our core downtown neighborhoods is instead purchased for redevelopment, torn down and becomes a more expensive apartment, they will have to relocate somewhere not as proximate to their jobs, the schools where their kids have built relationships with their teachers and their peers, neighbors who help bridge the gap on after school supervision, doctors, grocers, haircuts, all the little things we do to make our lives work where we are, requiring changes that eat into a family's financial reserves. It's expensive to move, to resettle your kids into a new school, to change your family's shopping and 'how do I secure services' habits. And it's also exhausting to a parent already tired by supervising homework, getting school clothes ready, making lunches, all the things they do to keep their family going every day.

The idea that more intense housing that replaces our existing housing in our core neighborhoods is a good thing, well it's a good thing for whom? Let's follow the money to its logical conclusion. Banks, developers, real estate agents, contractors, owner/investors, seems everyone's cash flow improves, including the city's and county's tax revenue, except for the displaced family who either had to leave

their affordable apartment or had to move from their owner occupied house because they were isolated as the last homeowner left on the block.

You have choices on how to best protect the affordable core neighborhoods we already have. You know from testimony and written comments that the predominant style of housing in core neighborhoods surrounding downtown is either single family homes or small apartments. The MDT portion of the code has sections detailing small apartments, town houses and detached frontage, as TRANSITIONS FROM MORE INTENSE USES DOWNTOWN to less intense uses in the neighborhoods. Yet what can be built under the new RMF, in the core neighborhoods downtown, is more intense than the TRANSITIONS FROM MORE INTENSE USES DOWNTOWN.

1. Adopt the transition standards from the MDT and apply them to the core neighborhoods downtown by designating our neighborhoods to be a special district worthy of your protection.
2. Benton Stephens has an excellent set of protections that would benefit the core neighborhoods downtown. If lifting the small apartment, townhouses and detached frontage language gives you pause, then adopt the Benton Stephens standards as stated in their revised overlay. The resulting new construction will be more in scale with our current uses than what the new RMF would allow even when the NPS are triggered.
3. Whether you do 1 or 2 above, consider 4 as a way to heal the wounds opened by this discussion.
4. Enable a process where all of us who are stakeholders in the core neighborhoods (renters, owner-occupieds, landlords, developers, and investors) can come together with a neutral party, not city staff, and discuss from a wider array of choices as to how we increase density in-scale that honors our current uses. This must be coupled with another hold on demolition and redevelopment building permits so as not to accelerate the demise of our neighborhoods as a foreseeable consequence of giving us additional time to work this out.

Our core neighborhoods are home to some of the largest accumulation of historic structures as well. Built in the 1920's and 1930's these facades and interior design elements of hardwood floors, molding, 3 over 1 window sashes, are popular with first time homeowners and retirees looking to live in a traditional neighborhood, adjacent to downtown where they can either leave their car in the driveway or forgo, as I did for 3.5 years, owning a car altogether.

The development/investor community is actively seeking your protection from the requirements of the new code, ironic when those of us with much less clout, political power and financial resources need your protection far more.

Thank you for doing the next right thing. I understand the difficulty of the decisions before you.

I appreciate the time each of you has brought to this process and the kindness you have shown to us, at the podium, as we bring our concerns forward.

Best wishes,

Pat Fowler



Sheela Amin <sheela.amin@como.gov>

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## [CityClerk]: Please support Enhanced Neighborhood Protection amendments

1 message

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Esther Stroh <edstroh@gmail.com>

Fri, Mar 10, 2017 at 1:55 PM

To: mayor@como.gov, ward1@como.gov, ward2@como.gov, "ward3@gocolumbiamo.com" <ward3@como.gov>, "Ian Thomas, Ward 4" <ward4@como.gov>, "ward5@gocolumbiamo.com" <ward5@como.gov>, "ward6@gocolumbiamo.com" <ward6@como.gov>, cityclerk@como.gov

Dear Mayor and City Council:

I moved to Columbia in 1996, and I was really surprised to find that the city contained a rather small area consisting of older, intact, houses with character. I was dismayed when shopping for a house that the realtor had a long list of newer, character-less homes in sterile subdivisions to show us.

Fortunately, we found a nice home in East Campus, where we lived for 15 years before moving to the Old Southwest. It was a small home, and at the time, we offered a bit more for it than the buyer was asking. The realtor happily made the deal, and told us that we would have paid a lot less for the same house in a different location. But we knew that. **We were not just buying the house, we were buying into the neighborhood.**

Central city neighborhoods with character are a scarce resource in this growing city. We need to protect the livability of these neighborhoods by ensuring that the homes there are not dwarfed by bland new multi-plexes, parking lots, and glaring streetlights.

There are many people who value a well-built, older home that does not look like every other house on the street, and which is surrounded by other older homes with equal unique character.

Much of the value of rental property in these neighborhoods is due to the livability and attractiveness provided by the older single-family homes. Protecting those values will ensure the robust value of the rental properties into the future.

Character never goes out of style. There are ways to construct new homes and other buildings that preserve neighborhood character; some of these guidelines are given in Amendments #21, #25, and #27 to the Neighborhood Protection Standards (section 29-4.7) of the Unified Development Code addressing R-3 (aka R-MF) neighborhoods. Lighting pole height, building height (as affected by roof shape), and street-visible parking spaces can all detract from the livability of homes in our Central City neighborhoods.

I encourage you to support all of these amendments.

Best,  
Esther Stroh  
807 Leawood Terrace  
Ward 4



Sheela Amin <sheela.amin@como.gov>

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## [CityClerk]: Vote for Enhanced Neighborhood Protection Amendments

1 message

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'Lisa AOL' via City Clerk <cityclerk@como.gov>

Fri, Mar 10, 2017 at 3:05 PM

Reply-To: Lisa AOL <lisaliggins@aol.com>

To: "mayor@como.gov" <mayor@como.gov>, "ward1@como.gov" <ward1@como.gov>, "ward2@como.gov" <ward2@como.gov>, "ward3@como.gov" <ward3@como.gov>, "ward4@como.gov" <ward4@como.gov>, "ward5@como.gov" <ward5@como.gov>, "ward6@como.gov" <ward6@como.gov>, "cityclerk@como.gov" <cityclerk@como.gov>

Dear Mayor, Council Members, and City Clerk:

We are homeowners at 111 Willis Avenue in Ward 6 and respectfully request that you include the following amendments as you consider and vote on the UDC tomorrow.

Our location on a one-way, one block street next door to Stephens College and countless (and still counting) rental properties has its challenges. We love our home, our central location, and many of our neighbors. We must also negotiate parking, excessive noise, and litter infractions on our little street.

We only imagine those issues to increase with housing developments intended as student rentals. For instance, a new development is now rapidly rising on Bass (Courtview Apartments), which required razing two historic homes (including one divided into rentals, with very good neighbors). The development, as you likely know, includes 16 apartments and potentially 48, or more, official residents. The development calls also for 46 off-street parking spaces, which is admirable. And, we know from experience that the competition for the free on-street spots in our neighborhood will increase far beyond what we've witnessed from Brookside and Stephens College residents without paid parking permits at their residences. Additionally, we expect events like Family Weekend at MU will draw several visitors to the neighborhood, and more vehicles than those officially allotted at various rentals.

The amendments requested below might offer a tiny bit of relief for all residents in our neighborhood as new developments will surely arise adjacent to our home and the homes of others in our neighborhoods (Benton-Stephens and East Campus).

Thank you for your consideration.

Lisa Higgins and Cassandra Rogers

111 Willis Avenue

65201

### 1) Amendment #21: Applicability 29-4.7(b) and Lighting 29-4.7(f)

**These standards apply:**

**(1) To all lots in the R-MF District that contain a principle use other than a single-family dwelling; and**

**(2) To all lots located in any District other than the R-1, R-2, and R-MF Districts that share a side or rear lot line with a lot in the R-1 or R-2 District.**

**Lighting Height.**

**The maximum height of any lighting pole within fifty (50) feet of the side or rear lot lines shall be 20 feet. All lighting shall be directed downward or otherwise situated as to prevent visible glare from beyond the property lines.**

**2) Amendment #25 Building Height 29-4.7(c)**

**Notwithstanding anything contained herein, all newly constructed non-accessory structures in the R-MF District shall have gabled or hip roofs. The maximum height of a building in the R-MF District shall be measured from the grade plane to the highest point of the roof.**

**3) Amendment #27: Modify Parking, Loading and Circulation in R-MF District  
29-4.7(e)**

**Parking area shall be located in the rear of a principal structure, access by way of driveway from the street.**





Sheela Amin <sheela.amin@como.gov>

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## [CityClerk]: Amendment to 29-6.6(b) - Nonconforming Structures

1 message

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**Rhonda Carlson** <Rhonda@candchomes.com>

Fri, Mar 10, 2017 at 3:31 PM

To: "cityclerk@como.gov" <cityclerk@como.gov>

Cc: "Pat Bess - Community Association Management (pbess@cam-columbia.com)" <pbess@cam-columbia.com>

Dear Mayor and Council,

Please make the following amendment to the Nonconforming Structures of the Unified Development Code. We are extremely concerned that if a tornado like the one that hit Joplin came thru Columbia, for example, all commercial and office buildings would not be able to be built back on their existing foundations. This would be devastating to the property owners and renters in those buildings. This will lead to more expensive reconstruction, and could mean that a building serving a certain purpose wouldn't even be able to fit on the site it was on before. Why are residences protected, but not office and commercial property owners and renters in those buildings?

### **29-6.5(b) – Nonconforming Structures**

#### **(2) Damage and Destruction**

If a nonconforming structure is damaged or destroyed by an act of God, nature, fire, explosion, vandalism, any non-voluntary destruction by the property owner, or a public enemy, the structure may be reconstructed in substantially the same configuration as before the damage or destruction.

Pat Bess of Community Association Management is also signed on to this amendment request as she represents the following associations:

Spencer's Crest, Chateau Condominiums, Village South Condominiums, Walnut Brook, Woodrail on the Green, The Meadows, Cambridge Place, which all are touched by Single family or duplex property.

*Rhonda*

Rhonda Carlson

C&C Construction, Inc.

PO Box 1233

Columbia, MO 65205

[573-875-3900](tel:573-875-3900)

Fax [877-838-4054](tel:877-838-4054)

[Rhonda@CandCHomes.com](mailto:Rhonda@CandCHomes.com)

[Website](#)

[Facebook Page](#)



**City Clerk.docx**

16K

[Cityclerk@como.gov](mailto:Cityclerk@como.gov)

Dear Mayor and Council,

Please make the following amendment to the Nonconforming Structures of the Unified Development Code. We are extremely concerned that if a tornado like the one that hit Joplin came thru Columbia, for example, all commercial and office buildings would not be able to be built back on their existing foundations. This would be devastating to the property owners and renters in those buildings. This will lead to more expensive reconstruction, and could mean that a building serving a certain purpose wouldn't even be able to fit on the site it was on before. Why are residences protected, but not office and commercial property owners and renters in those buildings?

**29-6.5(b) – Nonconforming Structures**

**(2) Damage and Destruction**

- (i) — If a nonconforming structure is damaged or destroyed by an act of God, nature, fire, explosion, vandalism, any non-voluntary destruction by the property owner, or a public enemy, ~~and the damage to the structure does not exceed seventy-five (75) percent of its reasonable value, excluding foundations,~~ the structure may be reconstructed in substantially the same configuration as before the damage or destruction. ~~If the damage to the structure exceeds seventy-five (75) percent of its reasonable value, excluding foundations, the structure may only be reconstructed in compliance with this Chapter, as applied to the zone district where the structure is located.~~
- (ii) — ~~The provisions of subsection (i) shall not apply to structures containing only residential dwelling units (and permitted home occupations in those d dwelling units), which may be reconstructed in substantially the same configuration as before the damage or destruction, regardless of the amount of damage or destruction.~~



Sheela Amin <sheela.amin@como.gov>

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## [CityClerk]: Urgent Request on Neighborhood Protection Standards

1 message

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**Lindsey Rentals** <lindseyrentals@centurytel.net>  
To: ward1@como.gov

Fri, Mar 10, 2017 at 3:49 PM

Dear Councilman Ruffin,

We are extremely concerned about the Neighborhood Protection Standards in the proposed Unified Development Code!!!! Please DELETE Neighborhood Protection Standards section #29-4.7 from the Unified Development code. There are so many other neighborhood protections listed in other areas in the code, like Table 4.1-2 (setbacks) and Table 4.4-4: (Transitional Screening and Buffering). If you delete Neighborhood Protection Standards, this is NOT a vote for no neighborhood protections. There ARE lots of neighborhood protections other areas in the code!!! If Not, Please send it back to Planning and Zoning. We have a Great relationship with our neighbors and have coexisted peacefully with them since the early 1960s. This is a ridiculous request to apply to the entire city, and I don't see how it is even a "protection" for our neighbors. Sherman Brown was a good businessman in Columbia and ran a clean business here for years. Why are we now trying to alter the rights and investments of this business that has been her for years? If you do not DELETE this section, please DELETE section 29-4.7 (e) about Parking, Driving and Circulation. We believe this will be EXTREMELY damaging to our property and ability to expand or rebuild. Finally, Please change the side and rear yard setback for M-C zoning (the zoning for Lindsey Rental) in Table 4.1-2 back to 10 feet like it is now. If we rebuild, we will have to put up a fence to screen our neighbors, so they wouldn't even be able to see the the parking lot. Thank you for your service!!

Proposed Amendments:

1. Delete Neighborhood Protection Standards
2. At the very least, Delete The entire section that doesn't allow parking/driving around a building that is next to residential
3. Put the current side and rear setback in M-C zoning back to 10 feet like it is in the current code. (NOT 20 FEET)

Thank you for your service to the Citizens of the First Ward!!

Kyle Spry Owner

Kathy Spry Bookkeeper

Lindsey Rentals and Sales Inc

708 W Sexton Rd

Columbia, Mo. 65203

[573-442-6197](tel:573-442-6197)

[lindseyrentals@centurytel.net](mailto:lindseyrentals@centurytel.net)

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Kathy Spry  
Bookkeeper  
Lindsey Rentals  
Wedding and Party Center  
[573-442-6197](tel:573-442-6197)



Sheela Amin <sheela.amin@como.gov>

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## [CityClerk]: Vote for Enhanced Neighborhood Protection Amendments

1 message

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**arborhouse@socket.net** <arborhouse@socket.net>  
To: cityclerk@como.gov

Fri, Mar 10, 2017 at 3:53 PM

Dear Sheela Amin,

We are property owners and 30 year residents of the East Campus neighborhood and are writing to urge you to vote for amendments 21,25, and 27 to the Unified Development Code (UDC). We raised our family here and when we first moved in, we enjoyed the mix of students and year round residents, as well as the many beautiful, historic homes in the neighborhood. Unfortunately and especially in recent years, the character of our neighborhood is degrading due in a large part to property groups buying many homes and either remodeling them to allow them to be rented to large groups of students or tearing them down to build ugly, boxy apartment buildings that dramatically reduce the charm of and increase the population density of the area. Most of these new owners, though they may be becoming the majority of property owners, have little regard for the quality of life of East Campus residents. They do very little to improve their properties, let alone make an effort to maintain them. We hope you will help by voting yes to the amendments to the UDC.

Ron & Denise Bassett

1621 University Avenue



Sheela Amin <sheela.amin@como.gov>

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## [CityClerk]: Vote for Enhanced Neighborhood Protection Amendments

1 message

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**Bernadette Dryden** <buonappetito@centurytel.net>

Fri, Mar 10, 2017 at 5:11 PM

To: mayor@como.gov

Cc: ward1@como.gov, ward2@como.gov, ward3@como.gov, ward4@como.gov, ward5@como.gov, ward6@como.gov, cityclerk@como.gov

Dear Mayor and Councilpersons,

I am writing to ask you to adopt the following additional neighborhood-protection amendments (copied below) to the Unified Development Code.

When you vote tomorrow, please consider these important protections for those of us who live in the central-core neighborhoods of Columbia. The many residents (who, collectively, have invested millions of dollars in their properties) have at least as much at stake as do developers and property owners who don't live in our areas. We have seen too much destruction and deterioration of the original character of our neighborhoods (and the city, in general) because we don't have necessary protections.

Thank you for your consideration.

Sincerely,

Bernadette Dryden  
1840 Cliff Drive

### **1) Amendment #21: Applicability 29-4.7(b) and Lighting 29-4.7(f)**

**These standards apply:**

**(1) To all lots in the R-MF District that contain a principle use other than a single-family dwelling; and**

**(2) To all lots located in any District other than the R-1, R-2, and R-MF Districts that share a side or rear lot line with a lot in the R-1 or R-2 District.**

**Lighting Height.**

**The maximum height of any lighting pole within fifty (50) feet of the side or rear lot lines shall be 20 feet. All lighting shall be directed downward or otherwise situated as to prevent visible glare from beyond the property lines.**

### **2) Amendment #25 Building Height 29-4.7(c)**

**Notwithstanding anything contained herein, all newly constructed non-accessory structures in the R-MF District shall have gabled or hip roofs. The maximum height of a building in the R-MF District shall be measured from the grade plane to the highest point of the roof.**

▮

**3) Amendment #27: Modify Parking, Loading and Circulation in R-MF District  
29-4.7(e)**

**Parking area shall be located in the rear of a principal structure, access by way of driveway from the street.**



Sheela Amin <sheela.amin@como.gov>

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## [CityClerk]: Vote for Enhanced Neighborhood Protection Amendments

1 message

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**Dan Hemmelgarn** <hemmelgarndan@gmail.com>

Fri, Mar 10, 2017 at 5:43 PM

To: mayor@como.gov, ward1@como.gov, ward2@como.gov, ward3@como.gov, ward4@como.gov, ward5@como.gov, ward6@como.gov

Cc: Sheela Amin <cityclerk@como.gov>

Mayor Treece and Members of the Council:

We reside at 412 Thilly Avenue, off Stewart Road.

I'm writing to ask you to support several items under consideration.

The first is to please support the increase in parking requirements for residential developments from  $\frac{1}{4}$  per bedroom to  $\frac{3}{4}$  per bedroom for any future residential structures to be built in the downtown area. With the current increase in downtown, concentrated residential structures, parking has become a challenge. Additionally, "overflow" parking in surrounding neighborhoods like ours has increased. We're now considering ways to address this problem by requiring permits to park on the street in front of our homes. This is not a situation any of our neighbors are thrilled about and was not a problem only a few years ago before the downtown residential building craze took off.

It is unrealistic to think most of the students who occupy the downtown apartments will not have vehicles. Perhaps, and hopefully they will drive them less often as a result of living in close proximity to campus. But the vehicles still take up parking space. With the current requirement of  $\frac{1}{4}$  parking space per bedroom, developers reduce costs and increase profit margins at the expense of neighborhoods that surround the downtown area, so it becomes our problem. We appreciate that you are considering this change and hope you will move forward on making it part of code.

Additionally, the following items were shared with us by friends on the east side. We find these ideas to be very reasonable requests that help protect the interface of development and historic residential neighborhoods such as ours. We hope you will



give them serious consideration and ultimately vote to include them in the code as well.

**1) Amendment #21: Applicability 29-4.7(b) and Lighting 29-4.7(f)**

These standards apply:

**(1) To all lots in the R-MF District that contain a principle use other than a single-family dwelling; and**

**(2) To all lots located in any District other than the R-1, R-2, and R-MF Districts that share a side or rear lot line with a lot in the R-1 or R-2 District.**

**Lighting Height.**

**The maximum height of any lighting pole within fifty (50) feet of the side or rear lot lines shall be 20 feet. All lighting shall be directed downward or otherwise situated as to prevent visible glare from beyond the property lines.**

**2) Amendment #25 Building Height 29-4.7(c)**

**Notwithstanding anything contained herein, all newly constructed non-accessory structures in the R-MF District shall have gabled or hip roofs. The maximum height of a building in the R-MF District shall be measured from the grade plane to the highest point of the roof.**

**3) Amendment #27: Modify Parking, Loading and Circulation in R-MF District  
29-4.7(e)**

**Parking area shall be located in the rear of a principal structure, access by way of driveway from the street.**

Thank you for your consideration and service,

Dan & Melinda Hemmelgarn

412 Thilly Ave.

Columbia, MO 65203

[573.449.3720](tel:573.449.3720)

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Virus-free. [www.avast.com](http://www.avast.com)



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## [CityClerk]: Vote for Enhanced Neighborhood Protection Amendments

1 message

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**Brian Koenigs** <bkoenigs@hotmail.com>

Fri, Mar 10, 2017 at 6:01 PM

To: "mayor@como.gov" <mayor@como.gov>, "ward1@como.gov" <ward1@como.gov>, "ward2@como.gov" <ward2@como.gov>, "ward3@como.gov" <ward3@como.gov>, "ward4@como.gov" <ward4@como.gov>, "ward5@como.gov" <ward5@como.gov>, "ward6@como.gov" <ward6@como.gov>, "cityclerk@como.gov" <cityclerk@como.gov>

Hello,

I am writing to ask you to adopt the following additional neighborhood protections in order to help preserve the character of our neighborhoods. During my few years in Columbia, I have seen the destructive effect of development on the character of Columbia.

Sincerely,  
Brian Koenigsdorf.

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### 1) Amendment #21: Applicability 29-4.7(b) and Lighting 29-4.7(f)

These standards apply:

(1) To all lots in the R-MF District that contain a principle use other than a single-family dwelling; and

(2) To all lots located in any District other than the R-1, R-2, and R-MF Districts that share a side or rear lot line with a lot in the R-1 or R-2 District.

Lighting Height.

The maximum height of any lighting pole within fifty (50) feet of the side or rear lot lines shall be 20 feet. All lighting shall be directed downward or otherwise situated as to prevent visible glare from beyond the property lines.

### 2) Amendment #25 Building Height 29-4.7(c)

Notwithstanding anything contained herein, all newly constructed non-accessory structures in the R-MF District shall have gabled or hip roofs. The maximum height of a building in the R-MF District shall be measured from the grade plane to the highest point of the roof.

□

### 3) Amendment #27: Modify Parking, Loading and Circulation in R-MF District 29-4.7(e)

**Parking area shall be located in the rear of a principal structure, access by way of driveway from the street.**



Sheela Amin <sheela.amin@como.gov>

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## [CityClerk]: Fwd: Vote for Enhanced Neighborhood Protection Amendments

1 message

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**Otter Bowman** <mandodrums@gmail.com>  
To: cityclerk@como.gov

Fri, Mar 10, 2017 at 6:51 PM

----- Forwarded message -----

From: **Otter Bowman** <mandodrums@gmail.com>

Date: Fri, Mar 10, 2017 at 6:37 PM

Subject: Vote for Enhanced Neighborhood Protection Amendments

To: [mayor@como.gov](mailto:mayor@como.gov), [ward4@como.gov](mailto:ward4@como.gov), [ward1@como.gov](mailto:ward1@como.gov), [ward2@como.gov](mailto:ward2@como.gov), [ward3@como.gov](mailto:ward3@como.gov), [ward5@como.gov](mailto:ward5@como.gov), [ward6@como.gov](mailto:ward6@como.gov)

Dear Mayor Treece and Councilpersons,

I am writing to urge you to vote in favor of Amendments 21, 25 and 27.

We are in need of regulations like these to preserve the character and livability of our inner city.

Thank you for your consideration,

-Otter Bowman  
104 S Garth Ave



Sheela Amin <sheela.amin@como.gov>

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## [CityClerk]: Please Vote FOR Enhanced Neighborhood Protection Amendments

1 message

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Peter Norgard <norgardp@gmail.com>

Sat, Mar 11, 2017 at 12:38 AM

To: ward1@como.gov, ward2@como.gov, City of Columbia Ward3 <ward3@como.gov>, ward4@como.gov, ward5@como.gov, ward6@como.gov, City of Columbia Mayor <mayor@como.gov>, CityClerk@como.gov

Dear Mayor and Council Members,

I am contacting you as a concerned resident of Columbia. I live in the Benton-Stephens neighborhood which, as you are probably aware, has been under recent and considerable redevelopment pressure. I have watched 100-year old homes demolished to make way for attached multi-family residences. To the horror of many who bought into Benton-Stephens as a community of neighbors, we have witnessed a startling transformation of our neighborhood in recent years.

I am concerned about the growth of Columbia as a whole, and I must say that I am alarmed at the assertion of "landowner rights" when it comes to redevelopment projects. Redevelopment should be treated as a special case of development if only to respect the rights of landowners surrounding the redevelopment project. If we truly are concerned about landowner rights, then it is the many surrounding landowners who's rights ought to be considered. It is the responsibility of the government to ensure that regulated behaviors happen in a way that considers ALL rights.

To that end, I would ask for your support of amendment proposals 20, 21, 24, 25, and 27 as enumerated in the Unified Development Code amendment listing. Further, I strongly urge you to reject amendment proposal 23.

Also, I would like to clarify my earlier request embodied in amendment 26. The intent of asking for a conditional use of R-1 through R-MF zoned districts for daycare centers in excess of a fixed number of children was to limit the ability of day care centers from expanding without restraint. There are a number of day care centers located within Benton-Stephens but most of them are not continuously expanding. The neighbors surrounding the one that is -- Tiger Tots -- have complained for at least the last few years about its growth, its impact on their part of the neighborhood, and the unwillingness of the owners to come to any reasonable accommodations. If making this type of day care a conditional use would not subject it to public comment, then I am not sure it is what I intended. I am seeking a way for neighbors to be able to have some input on a use that is obviously commercial and obviously has an impact, and potentially put limits on it.

Sincerely,  
Peter Norgard  
1602 Hinkson Avenue



Sheela Amin <sheela.amin@como.gov>

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## Voting today

1 message

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**Kate Davenport** <scandalouskate@icloud.com>

Sat, Mar 11, 2017 at 6:38 AM

To: Sheela.Amin@como.gov

Cc: Brian <mayor@como.gov>, Ward 1 <ward1@como.gov>

Hello all!

I'm writing this morning because of the vote that is happening today regarding neighborhood protection standards.

While I admit that I don't fully understand the details of all that P&Z have been working on, late nights, for months, I do understand that the current way this is written will not be good for the Columbia we all know and love.

Please hold off on pushing anything through that will further diminish our neighborhoods. We've had some problems as a city with rampant development. We need real protection of our values as Columbians. Our values are keeping smaller footprint, affordable housing in our future. Please find ways to protect these values and our unique city and don't let this go through without the best neighborhood protection standards we could imagine for ourselves.

Kathryn Chadwick

Ward 1

Anderson Ave

Sent from my iPhone



Sheela Amin <sheela.amin@como.gov>

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## [CityClerk]: Vote for Enhanced Neighborhood Protection Amendments

1 message

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**Kathy Love** <lovekat68@gmail.com>

Sat, Mar 11, 2017 at 8:32 AM

To: "cityclerk@como.gov" <cityclerk@como.gov>, mayor@como.gov, "ward1@como.gov" <ward1@como.gov>, "ward2@como.gov" <ward2@como.gov>, "ward3@como.gov" <ward3@como.gov>, "ward4@como.gov" <ward4@como.gov>, "ward5@como.gov" <ward5@como.gov>, "ward6@como.gov" <ward6@como.gov>

Columbia neighborhoods are being dismantled and priced out of affordability for single families! Please vote to protect our established neighborhoods by voting for the Enhanced Neighborhood Protection Amendments.

Kathy Love





Sheela Amin <sheela.amin@como.gov>

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## [CityClerk]: vote for additional neighborhood protections

1 message

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**Sharp, Paul R.** <SharpP@missouri.edu>

Sat, Mar 11, 2017 at 9:06 AM

To: "mayor@como.gov" <mayor@como.gov>, "ward1@como.gov" <ward1@como.gov>, "ward2@como.gov" <ward2@como.gov>, "ward3@como.gov" <ward3@como.gov>, "ward4@como.gov" <ward4@como.gov>, "ward5@como.gov" <ward5@como.gov>, "ward6@como.gov" <ward6@como.gov>, "cityclerk@como.gov" <cityclerk@como.gov>

Dear Columbia Leaders,

I am writing to support additional neighborhood protections as embodied in the UDO amendments listed below. I have lived in the east campus area for the last 25 years and seen how badly these protections are needed. Janet Hammen's email below states the issues quite clearly. Please vote yes to add these amendments.

Paul Sharp  
1814 Cliff Dr  
Columbia, MO 65201

Dear Neighbor,

As you may know, the City has been working on revising the zoning and building codes for several years. This Saturday, tomorrow, the City Council will be voting on amendments to this Unified Development Code (UDC). There is a section 29-4.7 Neighborhood Protection Standards included. There are amendments to this section necessary to be accepted to make these standards truly protective of R-3 (soon to be renamed R-MF (residential multi-family) neighborhoods within the City.

I am writing to ask you to contact the mayor and entire city council with the request to adopt the following additional neighborhood protections. Please address the subject line "Vote for Enhanced Neighborhood Protection Amendments".

1) Amendment #21: Applicability 29-4.7(b) and Lighting 29-4.7(f)

These standards apply:

(1) To all lots in the R-MF District that contain a principle use other than a single-family dwelling; and

(2) To all lots located in any District other than the R-1, R-2, and R-MF Districts that share a side or rear lot line with a lot in the R-1 or R-2 District.

Lighting Height.

The maximum height of any lighting pole within fifty (50) feet of the side or rear lot lines shall be 20 feet. All lighting shall be directed downward or otherwise situated as to prevent visible glare from beyond the property lines.

2) Amendment #25 Building Height 29-4.7(c)

Notwithstanding anything contained herein, all newly constructed non-accessory structures in the R-MF District shall have gabled or hip roofs. The maximum height of a building in the R-MF District shall be measured from the grade plane to the highest point of the roof.

3) Amendment #27: Modify Parking, Loading and Circulation in R-MF District 29-4.7(e)

Parking area shall be located in the rear of a principal structure, access by way of driveway from the street.

These are the major revisions that residents from the central city neighborhoods are asking for. Attached is a presentation I gave to the City Council which can further explain our rationale. Also, I will continue to provide reasons below we think further explain our position. If you read no farther, the take-aways to send to the City Council are 1), 2),

and 3).

Emails:

Brian Treece [mayor@como.gov](mailto:mayor@como.gov)<<mailto:mayor@como.gov>>  
Clyde Ruffin [ward1@como.gov](mailto:ward1@como.gov)<<mailto:ward1@como.gov>>  
Michael Trapp [ward2@como.gov](mailto:ward2@como.gov)<<mailto:ward2@como.gov>>  
Karl Skala [ward3@como.gov](mailto:ward3@como.gov)<<mailto:ward3@como.gov>>  
Ian Thomas [ward4@como.gov](mailto:ward4@como.gov)<<mailto:ward4@como.gov>>  
Laura Nauser [ward5@como.gov](mailto:ward5@como.gov)<<mailto:ward5@como.gov>>  
Betsy Peters [ward6@como.gov](mailto:ward6@como.gov)<<mailto:ward6@como.gov>>  
Sheela Amin [cityclerk@como.gov](mailto:cityclerk@como.gov)<<mailto:cityclerk@como.gov>>

Barbara Hoppe, who was a founding member and past president of the Boone County Smart Growth Coalition and instrumental in the preservation of Stephens Lake Park writes "Smart growth means growing and developing in ways that also preserve and protect the unique history and character of the City ... for future generations."

The central core neighborhoods of Columbia are a window into city history. Much of the housing is affordable whether for home-ownership or rental. What we have witnessed is that new development usually destroys both history, affordability and neighborhood character.

Neighborhoods we usually think of as being affected in this way are East Campus, Benton-Stephens, North Central, Douglas, Ridgeway, West Ash. However, Stewart Road from Providence to Garth is within the R-3/R-MF zoning as are several streets in Grasslands and parts of McBaine and Garth Ave. If additional protections are not put in place, all these areas could face two hundred (200) foot residential buildings within the neighborhoods and homes would be destroyed so lots could be combined.

In 2004, a Tribune columnist, Ken Midkiff, wrote, "There are those who assert that there is a "right" to develop property. Although it is understandable that those with profit in mind---developers, attorneys and real-estate salespeople---would state such, these folks have said it so often that otherwise savvy observers have come to believe it."

"Well, it simply isn't so. Repetition does not equal reality. Although those who own land assert that it should be put to its "highest and best use," unfortunately for those advocates, that doesn't necessarily translate into maximum profits."

".....The bodies considering zone changes, variances or project approvals must also take into account neighbors' interests..."

These amendments to the Neighborhood Protection Standards would take into account neighbors' interests and, indeed, the interest of the City in preserving these areas. If we don't like the condition of some of these areas, we need to look at enhancing the standards and enforcement by which owners are held.

I hope you will support these protections and write the mayor and councilpersons. Ask friends to do so also. The Council will be voting tomorrow in a special session.

Thank you,  
Janet Hammen



Sheela Amin <sheela.amin@como.gov>

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**[CityClerk]: I support enhanced neighborhood protection amendments**

1 message

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**Bonnie Chasteen** <bonbeechasteen@gmail.com>  
To: cityclerk@como.gov

Sat, Mar 11, 2017 at 10:38 AM

Dear Sheela,

For you records, I emailed Brian Treece and my councilwoman Betsy Peters asking them to vote for these enhanced neighborhood protection amendments:

**1) Amendment #21: Applicability 29-4.7(b) and Lighting 29-4.7(f)**

**These standards apply:**

- (1) To all lots in the R-MF District that contain a principle use other than a single-family dwelling; and**
- (2) To all lots located in any District other than the R-1, R-2, and R-MF Districts that share a side or rear lot line with a lot in the R-1 or R-2 District.**

**Lighting Height.**

**The maximum height of any lighting pole within fifty (50) feet of the side or rear lot lines shall be 20 feet. All lighting shall be directed downward or otherwise situated as to prevent visible glare from beyond the property lines.**

**2) Amendment #25 Building Height 29-4.7(c)**

**Notwithstanding anything contained herein, all newly constructed non-accessory structures in the R-MF District shall have gabled or hip roofs. The maximum height of a building in the R-MF District shall be measured from the grade plane to the highest point of the roof.**

▮

**3) Amendment #27: Modify Parking, Loading and Circulation in R-MF District 29-4.7(e)**

**Parking area shall be located in the rear of a principal structure, access by way of driveway from the street.**

Thank you,

**Bonnie Chasteen**  
1812 Cliff Drive



Sheela Amin <sheela.amin@como.gov>

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**[CityClerk]: Please do not remove the 15% slope limit. No to 25% slope--today's vote on Unified Code amendments.**

1 message

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**Linda green** <lindamgreen927@gmail.com>

Sat, Mar 11, 2017 at 11:06 AM

To: mayor@gocolumbiamo.com, Clyde Ruffin Ward1 <ward1@gocolumbiamo.com>, ward2@gocolumbiamo.com, ward3@gocolumbiamo.com, ward4@gocolumbiamo.com, ward5@gocolumbiamo.com, ward6@gocolumbiamo.com, cityclerk@gocolumbiamo.com

Cc: linda green <lindamgreen927@gmail.com>

Sent from my iPad



Sheela Amin <sheela.amin@como.gov>

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**[CityClerk]: Comment on UDC**

1 message

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doisy@centurytel.net <doisy@centurytel.net>  
To: CityClerk@como.gov

Tue, Mar 14, 2017 at 11:51 AM

Dear Council member,

I am writing to ask that the city council pass the Neighborhood Protection Standards of the Unified Development Code (UDC) in their current form as unanimously recommended by the Columbia Planning and Zoning Commission last month. When Mayor Treece asked at a recent meeting whether the members of the public present wanted it “tweaked” and got an overall affirmative vote I believe that was only because so many downtown residents are suffering from meeting fatigue due to the recent downzoning issue. I think everyone was hoping that someone else would be there to represent the downtown neighborhoods.

The Neighborhood Protection Standards of the UDC are an intelligent set of requirements for developers. Recent protests by developers that “everyone” should have the ability to live in our wonderful neighborhoods are disingenuous as we all know that none of those making that claim would ever live in a smaller home in the downtown area and certainly wouldn't tolerate developments of the size they desire next to their own homes. In addition, developers who claim that the height and setback restrictions would have a negative impact on their property values need to admit that these same restrictions would have a **positive impact** on the property values of the homeowners and many landlords who recognize that the small town feel of downtown neighborhoods is what makes them so

desirable. No one wants to buy and live in a house next to one of these massive developments. If someone should be losing property value shouldn't it be the big developers who have millions to invest rather than homeowners whose sole investment may be their home? These big developers are not in our neighborhoods for the long haul. They flip these properties as soon as they need a cash infusion for the next big project. If the neighborhoods collapse after they are out they don't care.

Please vote in favor of the thousands of small property owners instead of a few big developers!

Adopt the proposed UDC Neighborhood Protection Standards!

Kathy Doisy and Matthew Knowlton

Owners and residents of 1404 Richardson Street since 1985.



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## [CityClerk]: Unified Development Code Public Comment

1 message

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**Jenny McDonald** <jennymcdo@gmail.com>  
To: cityclerk@como.gov

Wed, Mar 15, 2017 at 1:46 AM

Mayor and Council Members,

Thank you for your work on the new unified development code and particularly for your patient consideration of neighborhood protection considerations. While I realize that many are unsatisfied with these protection standards for various reasons, I hope that you will leave what is left of them in the code rather than sending them back for further work, which would leave a messy and uncertain situation for all concerned until a resolution is reached.

Much has been made in your recent meetings about how the situations that these standards are meant to address are mostly clustered in a smallish inner core of neighborhoods, therefore dismissing their larger necessity. Indeed, by sheer numbers, these rules will only be triggered by small numbers of developments every year compared to the overall amount of development. But this doesn't make them irrelevant or unnecessary.

We have to have a set of rules to govern those "edge" situations, wherever they occur, now or in the future. And it certainly seems right to me that those rules should err on the side of protecting the quality of life of those who will actually live next door and protecting the larger interest of the City in keeping and expanding our stock of affordable housing in mixed-use neighborhoods and preserving our historic buildings. This is an aspiration that should set the tone for all parts of the City, not just the ones that are currently facing the most development pressure. And, yes, isolated (but strongly felt) problems will come up on certain lots. To redress those, there is a clearly set-forth process for variances, but I feel strongly that it's going to be a minority of projects rather than a majority that really do face an onerous burden from this still somewhat modest set of protections. (For instance, I am sure that if a good faith effort is made, between business owners, city staff, neighbors and relevant commissioners some plan will be found that would allow reasonable expansion of Lindsay Rentals and Columbia Printing and Sign, to cite two specific examples that seemed to come up a lot on Feb. 25 and March 11.)

The standards are far from perfect. They could use further enhancement in my opinion, but I urge you to please not leave neighborhood protections out of the code. The kinds of neighborhoods most affected by housing development right now are affordable, are dense by nature of their small lots, feature some of our only remaining historic buildings, are bike-able, livable, tree-filled and varied in their racial, cultural and economic characters. At their best they can be the very picture of what most people would like to encourage a neighborhood to be. But some of them are deteriorating, and what you do with this code update to support or discourage living in them really matters.

In conclusion, I just want to add that it was extremely disappointing to see the important underpinning provided by the "use" clause pulled out of the neighborhood protections so late in the process. This was a critical part of how the code was offered to the public throughout most of this process, so one would have assumed that it had already been legally vetted.

Otherwise, as a follower of this process and sometime attendee of a few long meetings, I want to say I think the Council, the P&Z Commission and City staff, especially the indefatigable Pat Zenner, have done good work with a very difficult job.

Thank you for your time,  
Jenny McDonald  
212 N. William St.



Sheela Amin <sheela.amin@como.gov>

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## Downtown CID - Additional UDC Feedback For Consideration

1 message

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**Katie Essing** <kessing@discoverthedistrict.com>  
Bcc: sheela.amin@como.gov

Wed, Mar 15, 2017 at 6:47 AM

Good morning, Mayor and Council Members.

I would like to express our appreciation for your work and consideration of potential amendments to the UDC code.

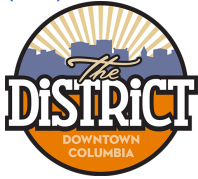
Attached is a letter with additional feedback for your review and consideration. I would be happy to discuss and answer any questions.

Many thanks-

*Katie*

**Katie Essing**

Executive Director, Downtown CID  
11 South 10th Street, Columbia, MO 65201  
(573) 442-6816



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### 2 attachments

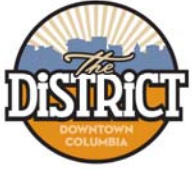


**Feedback to City Council for March 20 UDO Hearing and Vote.docx**  
375K



**Feedback to City Council for March 20 UDO Hearing and Vote - Page 2.docx**  
18K





The District • Downtown Community Improvement District  
11 S. Tenth Street • Columbia, Missouri 65201 • (573) 442-6816  
[discoverthedistrict.com](http://discoverthedistrict.com)

March 15, 2017

Mayor and City Council  
City of Columbia  
701 East Broadway  
Columbia, MO 65205

Dear Mayor and City Council Members:

The Downtown CID respectfully submits the following feedback on proposed amendments to the MD-T portion of the Unified Development Code.

Our overall goal is to create and support a vibrant, sustainable core that attracts a mix of visitors to our downtown. We ask that you consider our additional suggestions, which are intended to promote and protect the small businesses within our downtown.

Thank you in advance for your time and consideration.

Sincerely,

Katie Essing  
Executive Director  
Downtown Community Improvement District

Kevin Czaicki  
Centurylink

Blake Danuser  
Binghams

Nickie Davis  
Muse

Adam Dushoff  
Addison's

Kenny Greene  
Monarch Jewelry

Tony Grove  
Grove Construction

Steve Guthrie  
Landmark Bank

Michael McClung  
Dungarees, Resident

Tom Mendenhall  
The Lofts at 308 Ninth

David Parmley  
The Broadway Hotel

Deb Sheals  
Historic Preservation Consulting

Ben Wade  
Guitarfinder

Michael Wagner  
Central Bank of Boone County

Marti Waigandt  
808 Cherry

Andrew Waters  
100 North Providence

CID BOARD



## Recommendations for MD-T Zoning Code from the Downtown CID March 20, 2017 Public Hearing

### Amendment #15. M-DT – Exempt Buildings less than 10,000 sq. ft. from MD-T Form-Based Controls

- We appreciate this amendment being considered based upon our previous feedback and continue to support this request.
- Small project redevelopment is an important element of our downtown, and we are still concerned about negative impacts to small parcels.
- We ask that City Council forward the request to review a small project exemption back to Planning and Zoning for further discussion.

### Amendment #29. M-DT – Parking Spaces – Increase Parking Requirement in MD-T for >20 bedrooms

- This requirement could hinder a redevelopment of a small parcel, if parking options are not available within the distance allowed.
  - A small or mid-sized, landlocked downtown parcel may not have land available in the back of the property to add parking.
  - City Parking Garages have previously provided parking options but currently have a lengthy waiting list.
- We request that some portion of the .50 parking requirement for residential buildings containing more than 20 bedrooms have the option to be satisfied with alternative methods. Examples of parking alternatives to consider might include:
  - Satellite parking outside of downtown served by a city bus route
  - Bike share program
  - Car share program, such as ZipCar

### Additional Request for Consideration

- We ask that Planning and Zoning formally review the UDC code within 18 months of implementation, in order to review the process, gather feedback and potentially propose changes based upon lessons learned during the implementation process.



Sheela Amin <sheela.amin@como.gov>

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## [CityClerk]: Amendments to Unified Development Code

1 message

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**Frank Ham** <fham@socket.net>  
To: Cityclerk@como.gov  
Cc: Ward1@como.gov

Wed, Mar 15, 2017 at 11:37 AM

Dear Mayor and City Council,

I want to submit two amendments to the Unified Development Code:

**First: Do not apply Neighborhood Protections to Commercial Properties already protected in Table 4.1-2 and 4.4-4.**

Commercial Properties in the proposed code have built-in Neighborhood Protections in Table 4.1-2: Dimensional Standards for Mixed Use Districts, Table 4.1-3: Dimensional Standards for Special Districts, AND Table 4.4-4: Transitional Screening and Buffering. These three tables provide protections between (M-C, M-N, IG) properties. My office (M-C) is in a complex with one building parallel to I-70 and one perpendicular to I-70. The one that is perpendicular does not have a door facing I-70. Please do not apply Neighborhood Protection to commercial properties that exist all over town. My office is in Northwest Office Plaza in the First Ward, and it would not comply to the proposed Neighborhood Protection Standards. Neither would Lindsey Rentals, any commercial or industrial building that does not have a door facing the street, Veterans United building south off Chapel Hill – they are everywhere! It seems that Neighborhood Protection should not apply to properties that already have Neighborhood Protections in Tables 4.1-2 and Table 4.4-4.

**Second: Change the side and rear yard setback for M-C back to 10 feet as it is in the current code.**

M-C property has to comply with Table 4.4-4: Transitional Screening and Buffering. This requires a 10-foot wide landscape buffer and an 8-foot tall fence. This is more than in the current code. Having an additional 10-foot setback would really limit smaller commercial lots, and create much more unusable space all over town, which will lead to sprawl. Please change the side and rear yard setback for M-C back to 10 feet as it is in the current code, which is what people relied upon when they purchased their property – both commercial and residential. I believe Lindsey Rentals submitted this request as well, but I wanted to reiterate that there are many more situations like theirs all over town!

Thank you for your time and consideration!

Frank Ham



Sheela Amin <sheela.amin@como.gov>

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## UDC

1 message

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**Paul Land** <PaulLand@plazacommercialrealty.com>

Wed, Mar 15, 2017 at 11:49 AM

To: "cityclerk@como.gov" <cityclerk@como.gov>, "sheela.amin@como.gov" <sheela.amin@como.gov>

Please distribute to council members.

Paul Land, SIOR  
Owner  
Plaza Commercial Realty  
2501 Bernadette Dr.  
Columbia, MO 65203  
Ph: [573-445-1020](tel:573-445-1020) \* Cell [573-219-2394](tel:573-219-2394) \* Fax [573-445-2613](tel:573-445-2613)  
Email: [PaulLand@PlazaCommercialRealty.com](mailto:PaulLand@PlazaCommercialRealty.com)  
Society of Industrial and Office REALTORS (SIOR)  
Be sure to visit our website at [www.PlazaCommercialRealty.com](http://www.PlazaCommercialRealty.com)


-----Original Message-----

From: Scanner  
Sent: Wednesday, March 15, 2017 10:52 AM  
To: Paul Land  
Subject: Message from "RNP0026739EF1CA"

This E-mail was sent from "RNP0026739EF1CA" (MP C4503).

Scan Date: 03.15.2017 11:51:42 (-0400)  
Queries to: [scanner@plazacommercialrealty.com](mailto:scanner@plazacommercialrealty.com)

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 **20170315115142876.pdf**  
64K

TO: Mayor Brian Treece  
First Ward Councilman Clyde Ruffin      Second Ward Councilman Michael Trapp  
Third Ward Councilman Karl Skala      Fourth Ward Councilman Ian Thomas  
Fifth Ward Councilman Laura Nauser      Six Ward Councilman Betsy Peters

From: Paul Land  
Plaza Commercial Realty; ph: 573-445-1020

Date: March 15, 2017

Re: UDC

There are two items I hope Council will consider.

**1.) Request business zoned property be exempted from the current defined neighborhood protection standards, as they seem unnecessary in those instances where business property, i.e. retail, office, industrial adjoins R-1 and R-2.**

**2.) Request exempting lot sizes smaller than 10,000 sq. ft., from MD-T design requirements.**

Previously Council did not collectively gain enough interest to consider voting on an Amendment at its meeting on 3/11/17 for the small lot exemption of 10,000 sq ft. in MD-T. Please re-consider that Amendment.

In calendar year 2016 there were 298 individual buildings including multi-level parking garages downtown in the CID boundary (DCID). Out of that total, there were 120 single story facilities, and 178 two story or greater facilities. So, 40% of the structures in the DCID are single story. Those qualifying single story facilities would need to be two story, if they were replaced, or partially expanded, to meet some changing demand. The DCID is about 200 acres.

No one would go into a 200 acres subdivision like Grasslands, or Vanderveen, or Rothwell Heights, or anywhere else and suggest that 40% of the houses there should be required to double their size or increase their number of bedrooms from 2 or 3 bedrooms to 5 or 6 bedrooms, if they were to re-build, or simply add a rec room, or react to a natural disaster. So, why is the equivalent of that being asked of DCID small property owners and DCID small business owners.

Removing a two story minimum would allow the market to react to demand in a logical method, instead of an overreaching legislation that forces space overbuilding ahead of demand. This 2 story requirement hurts small business owners of the single story facilities.



Sheela Amin <sheela.amin@como.gov>

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## [CityClerk]: For council review: recommendations for MD-T Zoning Code

1 message

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**Kelly Veach** <KVeach@shelterinsurance.com>  
To: cityclerk@como.gov

Wed, Mar 15, 2017 at 12:08 PM

March 15, 2017

Dear Mayor and City Council Members:

As a downtown stakeholder of a lot less than 10,000 sq ft, I am very much concerned about how the new code will affect the financial viability of an upcoming building project my mother, sons and I plan to undertake. In the downtown area, you will want small parcel owners to retain their properties when redeveloping...the new code needs to encourage this.

The Winter-Dent study is an important document to keep in mind, specifically how it forewarns that small parcel owners will face hardships due to the new code when trying to develop a financially viable project.

I think everyone appreciates our downtown having small eclectic shops and locally owned restaurants versus cookie cutter franchise stores and restaurants. These eclectic shops and restaurants can survive because many are located in buildings that have been owned for many years by your fellow Columbians. These properties are paid off, or the payments are based on a much lower property valuation from years earlier. These eclectic shops are in owner-occupied buildings or their landlord has owned the land for quite some time and is able to offer a rental amount that is lower than market value...basically subsidized rent.

If a new landlord pays \$100-\$200 per square foot, rent has to go up...a lot. For example, our lot is paid off...we could have the flexibility to offer an attractive rent to a tenant because we have a low nut to crack each month. Now, if we sold it for say \$800,000, the new owner has to cover the principle and interest payment due each month. Eclectic shops won't be able to afford their new rent if it is three or four times higher...they will be replaced with franchise operations that can afford the rent (Starbucks, etc.). Franchise stores have popular products...but is that what you want all over downtown?

Many small lot owners downtown do not want to sell to large, out of state developers...the small downtown parcel they own is something they desire to retain and pass down to the next generation as a family legacy. If the code is too onerous...small lot owners will have no choice but to sell to developers that can afford multiple lots. If the code is softened to allow small lot owners to afford to develop and retain their property I believe we will retain our neat eclectic shops we appreciate so much.

Attached are some thoughts I'd like to submit for your review.

Respectfully,

Kelly Veach, son's Taylor Veach and Hayden Veach, mother Sandra Pearson.

107 Hitt Street, Columbia, MO

Kelly Veach – Agent

Auto, Home, Life, Business

Shelter Insurance Companies

107 Hitt Street – in "The District"

Columbia, MO 65201

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Feedback to City Council for March 20 UDO Hearing and Vote - Page 2.docx  
20K

As a small lot owner, I humbly request the council review and consider these suggestions/requests regarding the amendments from the March 20, 2017 public hearing.

**Amendment #15. M-DT – Exempt Buildings less than 10,000 sq. ft. from MD-T Form-Based Controls**

- May I suggest parcels with buildable area of 10,000 sq ft still be required to follow the code regarding how the front of the building appears ...keeping the RBL as is, and how the front of the building looks, but use this size to delineate exemptions/concessions for the small lot owners. If 10,000 sq ft includes too many parcels, perhaps use 7,500 sq ft of buildable area as the exemption limit. My lot is 7100 sq ft, so this would be a limit that I would fall under.

**Amendment #29. M-DT – Parking Spaces – Increase Parking Requirement in MD-T for >20 bedrooms**

- The council's recent discussion and acceptance of this amendment was very much appreciated and needed...it was "small lot friendly". Thank you. I do have a "what if" scenario. What if my building design and financing situation, needed say, 26 bedrooms to best optimize my small lot building design. It would be small lot friendly to have a graduated scale...for example the 6 bedrooms would require 3 parking spaces, not trigger a requirement of 13 spaces. Perhaps have a cap of 30-35 bedrooms on this graduated scale. Beyond the 30-35 bedroom count the parking space requirement would start at the first bedroom. This would be small lot friendly, needed and appreciated.