



Clinton Smith <clinton.smith@como.gov>

Westbury

Baskett Lanelle <lbaskett@gmail.com>
To: clinton.smith@como.gov

Tue, Dec 4, 2018 at 12:10 PM

Unfortunately something happened to my first email. Here is a resend. So sorry.

I am writing to voice my apprehension regarding the proposal for the Westbury Development based on the conflicting and misleading information that has been presented to date. In order for the nearby residents to come to a consensus, and potentially lend support to this proposal, the developers need to provide those involved with this proposal with factual information. I also want to express my displeasure with the current proposal as it will create an undesired thoroughfare within the neighborhood, greatly altering the current atmosphere of this residential area. As your constituent, I am seeking your assistance in rejecting this current proposal until written information which conveys factual information regarding the proposed design plans and the parameters for businesses within the development is provided.

I have attended every meeting regarding the Westbury Development and have received contradictory information throughout this process. These meetings, while intended to be informative, have presented conflicting information that is of concern to me and my neighbors. In the meeting at Shakespeare's pizza, a neighbor and I spoke with Mr. McGee's engineer. We were told verbally, and shown on a rendering, that the proposed buffer along Stone Valley would be offset 50 feet. We were also informed that the apartments would be for individuals age 55 and older. During that same meeting, another neighbor spoke directly with Travis McGee. She was informed that the apartments would be for individuals age 21 and above. This conflicting information is concerning as it leaves an impression of disorganization, and potential deceit. This discrepancy would result in two very different demographics for the area and, to date, the residents are unclear of what is being proposed in this area. Shortly after, in the meeting conducted at the Christian Fellowship Church, Mr. McGee stated that the buffer being offset 50' was a "typo" and stated that the buffer was actually offset 25 feet. Given that this information was printed on a previous rendering and stated verbally, I am concerned about the number of other "typos" that will be disclosed. Given that the dimensions were disclosed in numerous modalities, and preferred by the residents, I believe that Mr. McGee needs to honor his word and retain the 50 foot offset buffer that was originally proposed.

Despite the conflicting information that has been presented, I want to convey my concerns regarding some specific components of the proposal and elicit your support in seeking other options. First of all, the proposed street that will enter Stone Valley Parkway at Glenn Wesley has the potential to cause a substantial traffic problem on Stone Valley. I am concerned that people will exit Scott Blvd., drive through the development, and exit on Stone Valley at Glenn Wesley in order to avoid the Smith-Scott Blvd. intersection. This would impact the noise exposure and the safety of the residents who routinely walk within the neighborhood. If there absolutely has to be a street, I would propose that it be offset and exit where there is an island with a right turn on Stone Valley. This would at least allow those of us living on the cul-de-sacs to have the benefit of the buffer which is an important factor. Another possibility would be a pedestrian/bicycle path that is offset to enter Stone Valley where there is an island, rather than a cul-de-sac. Although to you the street is just a line on the map, it is very important to those of us living on Glenn Wesley Court. To us, the proposed street equates to the demise of our safe, quiet, secluded neighborhood. Furthermore, traffic is an issue presently on Smith Street with the Breckenridge Development and Louisville intersecting with Smith. Breckenridge is not nearly completed at this time so additional traffic is a given. Supporting the Westbury Development will further contribute to the difficulties that current residents already have with traffic in this area.

Second, the proposed developments are disconcerting, as the residents do not see a valid need for the businesses being discussed. Most everything that Mr. McGee has proposed for the commercial development is available in multiples within less than two miles in one or both directions from the neighborhood. We currently have easy access to gas stations, pharmacies, medical services, banks, and groceries. There are vacancies at Kelly's Ridge and Kelly's Highland, two large apartment complexes nearby. As such, is there truly a need for additional apartments or any of this proposed development right in the middle of this residential neighborhood? If not, a duplication of services will contribute to the likelihood of empty commercial space and an economic depression in the area.

Additionally, the requested rezoning is very unsettling. It is my understanding that the new zoning would allow Mr. McGee to make changes to his original proposal at will. For example, he could decide not to complete the proposed assisted living facility, and build additional apartments instead. The possibility of an unrestrained bait-and-switch that could lead to multiple undesired developments is causing apprehension with me and my neighbors. I am asking that you deny the rezoning efforts and support the City of Columbia by allowing the city to maintain control over what is included in this development.

It is unfortunate that the planning and zoning hearing is now scheduled for December 20th, when so many of us will be gone for the holidays. Having the hearing on this date is a definite advantage for the developer and a distinct disadvantage for the neighborhoods involved. Based on the information presented above, as your constituent, I am asking if this meeting could be moved to a date in January. This additional time would allow more residents to attend and offer Mr. McGee more time to provide factual information in writing.

As a long-term resident on Glenn Wesley Court, I am asking that you investigate the points mentioned above and evaluate the ramifications of this development.. I hope that you will support our neighborhood by rejecting the requested rezoning and allowing the City of Columbia to maintain control of this development. I do appreciate your time and sincere attention to this important matter.

Lanelle Baskett
[4713 Glenn Wesley Ct.](#)



Clinton Smith <clinton.smith@como.gov>

Westbury Village

Sandy Hogan <srhogan@centurytel.net>

Sun, Nov 18, 2018 at 9:16 AM

To: "clinton.smith@como.gov" <clinton.smith@como.gov>

We are very concerned with the high density apartments on the North side of Westbury Village. Single family and/or duplexes would be a much better fit with King's Meadow and the other surrounding neighborhoods. This would also help with traffic congestion and volume. There is already a large apartment complex (Kelley Ridge) a half mile down the road that rents for a much lower monthly amount that is no way near full capacity.

Sandy and Wayne Hogan
King's Meadow

Sandy and Wayne Hogan
300 Bright Star Ct.
Columbia, MO 65203



Clinton Smith <clinton.smith@como.gov>

Westbury Development

Schaper, Linda J. CMOVAMC <Linda.Schaper@va.gov>

Thu, Nov 15, 2018 at 1:03 PM

To: "greenbean62000@yahoo.com" <greenbean62000@yahoo.com>

Cc: "clinton.smith@como.gov" <clinton.smith@como.gov>, "ward4@CoMo.gov" <ward4@como.gov>, "wiedmeyerc@missouri.edu" <wiedmeyerc@missouri.edu>

Mr. Smith,

I live on Glenn Wesley Court to the west of the planned development being discussed. My concerns are as follows:

1. **Traffic:** It has already gotten worse after connecting Louisville from the west and adding another subdivision directly down Smith. Trying to pull out of Stone Valley Parkway onto Smith has become much more difficult (no light and no stop sign) and will be even worse once apartments are added into this residential area. We have been told that a street will connect Scott directly into our cul-de-sac and we will be without ANY buffer and will suffer all the cut through traffic from APARTMENTS.
2. **Need and Safety:** I've lived on Glenn Wesley Ct for 16 years and have watched MULTIPLE APARTMENTS built on West Broadway. Columbia has no need for more and trouble filling up what we already have.. There is also the matter of Cherry Hill down the road that can't manage to draw businesses and they avoided apartments in their neighborhood and expensive homes were incorporated into that area, not apartments! This 'development' is entirely surrounded by residential neighborhoods and we already have gas stations, grocery stores, banks and a Walmart within 1.5 miles from this 'development.' We were told apartments would go in first and then businesses as needed (unlikely) and we just end up with a bunch of multi-family apartments on the perimeter butting up to all of our neighborhoods with no benefit of a green space and pedestrian uses. WE DO NOT WANT APARTMENTS backed up to within 25 ft of our residential area. Transient housing (and especially if it can't be filled due to lack of need and then lowers it's standards) is **undesirable** and makes our homes **less safe** and **property values to go down**. The **traffic** will be ridiculous adding 270 **more vehicles** along Scott right after a curve (1 **death**) to a light with **multiple accidents** (1 **death**) already.
3. We should not have to maintain a parkway (Stone Valley) by our homeowners dues when the city directs traffic into a residential neighborhood with a street out of an apartment complex right onto it.
4. **Thoughts:** If this is happening regardless of our concerns AND the fact that it will not benefit Columbia in anyway, it seems that a street from Scott to the west should be off set from any cul-de-sac in our subdivision. It would come out to a median on Stone Valley Parkway and traffic would have to go right instead of left to Smith. Bad thing is people will probably make the right and then U-turn at Glenn Wesley. It would at least give us on Glenn Wesley a small **BUFFER** from the apartments. The drawings all have a set back of 50 feet along the west side but I've been told that is a typo. Wow, that's misleading. We wanted a tree line left but have been told it will all be leveled this summer. What happened to **Columbia** and it's **GREEN SPACE**. I am fully aware a private owner can build what is allowed but am NOT in favor of doing ANY re-zoning that gives MORE than currently allowed multi-family housing. If it is currently zoned for **duplexes** along Stone Valley Parkway, that is **preferable** than APARTMENTS.

Please do not re-zone for additional housing in any form than currently allowed and avoid any street directly into Glenn Wesley Court.

We've also been told no balconies will face west. I found this in the City of Columbia ordinances: No façade of a primary multi-family structure facing an R-1, R-2, or R-MF district or a property containing a one-family attached, detached, or duplex dwelling may contain an exterior balcony or patio.

We will need some sort of light or stop sign in order to get out of our neighborhood at Stone Valley Parkway and Smith as it is already more difficult with additional subdivisions directed there AND adding this development.

Please please consider the implications to surrounding neighborhoods and to the dangerous intersection you are going to create. If our city council members in Ward 4 can't see the lack of benefit to this area, my vote will reflect my dissatisfaction.

Thanks for your time,

Linda Schaper

[4702 Glenn Wesley Court](#)

[Columbia, Missouri](#)

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(i)



Clinton Smith <clinton.smith@como.gov>

Westbury Village

Marcella Snakenberg <marcys1@msn.com>

Fri, Nov 16, 2018 at 4:54 PM

To: "clinton.smith@como.gov" <clinton.smith@como.gov>

Neighbors need to know that they shouldn't fear reduced property values. Look at Broadway Farms. Many of us have realtors trying to locate us housing there, and property values went up when HyVee and Walmart were added. Smithton Ridge and Vintage Falls are the same. Many of us older home owners want to be close to shopping. Realtors use "close to shopping" as a positive when advertising property. I will be looking to purchase a home in Stoneridge if Westbury is built. I am in favor of the development.

Marcella Snakenberg
5001 Daphine Ct
Columbia, MO. 65203

Sent from my iPad