



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

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**[Planning]: Re: March 21 Planning and Zoning Public Hearing Input**

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Cindy Dunn <cdunn1979@gmail.com>  
To: planning@como.gov, patrick.zenner@como.gov

Tue, Mar 19, 2019 at 9:32 AM

Commissioners,

As I did not give a fully identify the plat of land in my email below, it is located at the intersection of Vandiver and Mexico Gravel Road, between the roundabouts. Case #71-2019.

Lucinda Dunn

On Tue, Mar 19, 2019 at 9:10 AM Cindy Dunn &lt;cdunn1979@gmail.com&gt; wrote:

Dear Planning and Zoning Commissioners:

As I will be on a business trip and unable to attend the public hearing on March 21<sup>st</sup>, I am writing this letter to express my concern about the possibility of rezoning this property from Planned District (PD) to Multi-use Corridor (M-C). My husband and I are longtime residents of this community, having resided at [4401 Mexico Gravel Road](#) (which is approximately 3000 feet east of this property) for the past 22 years.

As you may be aware, after purchasing the property with PD zoning, the current owner made a request to rezone it to Industrial General last year. Although initially passed by Planning and Zoning, that request was denied by City Council in February 2018 after significant opposition was advanced by many local residents expressing concern about the likely negative effects rezoning would have on the community. After reviewing the permitted and conditional uses under M-C zoning, it is clear that many of those same concerns equally apply to the current rezoning request.

I respectfully submit the following reasons why the current rezoning request should also be denied:

1. After hearing considerable argument from both rezoning advocates and opponents at a public hearing, the Columbia City Council has already recently considered and denied (February 2018) a request to rezone these same parcels away from PD zoning. The City Council's determination on this issue was reasoned and should not be disturbed.
2. The property was initially zoned as Planned Development (PD) for a reason. It is a very unique plat, very narrow and located between two busy roundabouts. Careful planning and consideration should be given to its development to avoid negative impacts on the surrounding area. Any desire to broaden the number of permitted uses to enhance the marketability of the property should not take precedence over what is best for the local community.
3. There is no need to rezone. The current PD zoning provides the developer with a multitude of acceptable choices. The PD-zoned land opposite – along Woodard Drive on the other side of the highway – has developed nicely and steadily since receiving its PD zoning. Very few plats

remain for purchase. The offices that have been built in this area have added value and desirability to the area. It makes sense that with saturation similar development will spread to the other side.

4. It's important to look to the future. This is a *very visible* area along the Highway 63 corridor. It can create a positive or negative impression of Columbia to those who are entering the city or traveling through. M-C zoning allows some permitted and conditional uses that are undesirable (such as Adult Retail, Bar/Nightclub, and Adult Indoor Entertainment). I acknowledge that these are unlikely to be a part of the *initial* development of the plats under M-C zoning, and that conditional uses require an additional approval step, but less desirable uses will likely occur as time goes by and properties turn over to new owners. I encourage you to review the list of uses in its entirety (Permitted use table, Sec. 29-3.2) and envision this area thirty years from now if zoning does not protect the community. The City should not disturb the present PD zoning which properly protects this very visible location on Highway 63 near the Connector.

I know that each of you want what is best for our city, and I respectfully ask you to vote against this rezoning request for that reason.

Lucinda Dunn  
4401 Mexico Gravel Road  
Columbia, MO 65202  
573-999-3585

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Cindy Dunn



Rusty Palmer <rusty.palmer@como.gov>

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## Rezoning between roundabouts

1 message

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**lakemargielou@gmail.com** <lakemargielou@gmail.com>  
To: rusty.palmer@como.gov

Thu, Mar 21, 2019 at 9:57 AM

I live in the Wellington Villas and the Vandiver exit off 63 is the main access to my home. I am not in favor of zoning that would cause more congestion or an eyesore for this area. Thank you so much Margie Leaton

Sent from my iPhone