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January 11, 2019

Mr. Timothy Teddy
Director of Community Development Department
City of Columbia
P.O. Box 6015
Columbia, MO 65205-6015

RE: Application Letter for
Rezoning Request
Gentry Estates
Columbia, Missouri

Dear Mr. Teddy:

On behalf of the property owner, Jeffrey E. Smith Investment Co., L.C., we would like to request rezoning of Lots 1, 2, 3, and 7 of the Gentry Estates Subdivision located at the southeast quadrant of the Bethel Street and Nifong Boulevard intersection. Currently the lots are zoned Planned Development (PD) and we would like to request rezoning of Lots 1, 2, 7, and the north section of Lot 3 to Mixed Use – Neighborhood District (M-N) and the southern section of Lot 3 to Mixed Use – Corridor District (M-C). The attached Rezoning Exhibit indicates the areas of this request. The area requested for M-N zoning is along the site frontage with Nifong Boulevard and stays consistent with the current PD zoning of prohibiting convenience stores. The requested M-C zoning is in the southeast corner of the site away from the Nifong Boulevard frontage and is also consistent with the current PD zoning of allowing big box type commercial development. The total area requested to be rezoned is 15.68 acres.

Legal descriptions for the above referenced property, an executed Property Owner Authorization Form, and this letter have been submitted via the City's online Citizen Self Service portal. Fees for this application will be paid as soon as they have been determined by City staff.

Thank you for your consideration of this request. Should you have any questions or need any additional information, please do not hesitate to contact us.

Respectfully submitted,

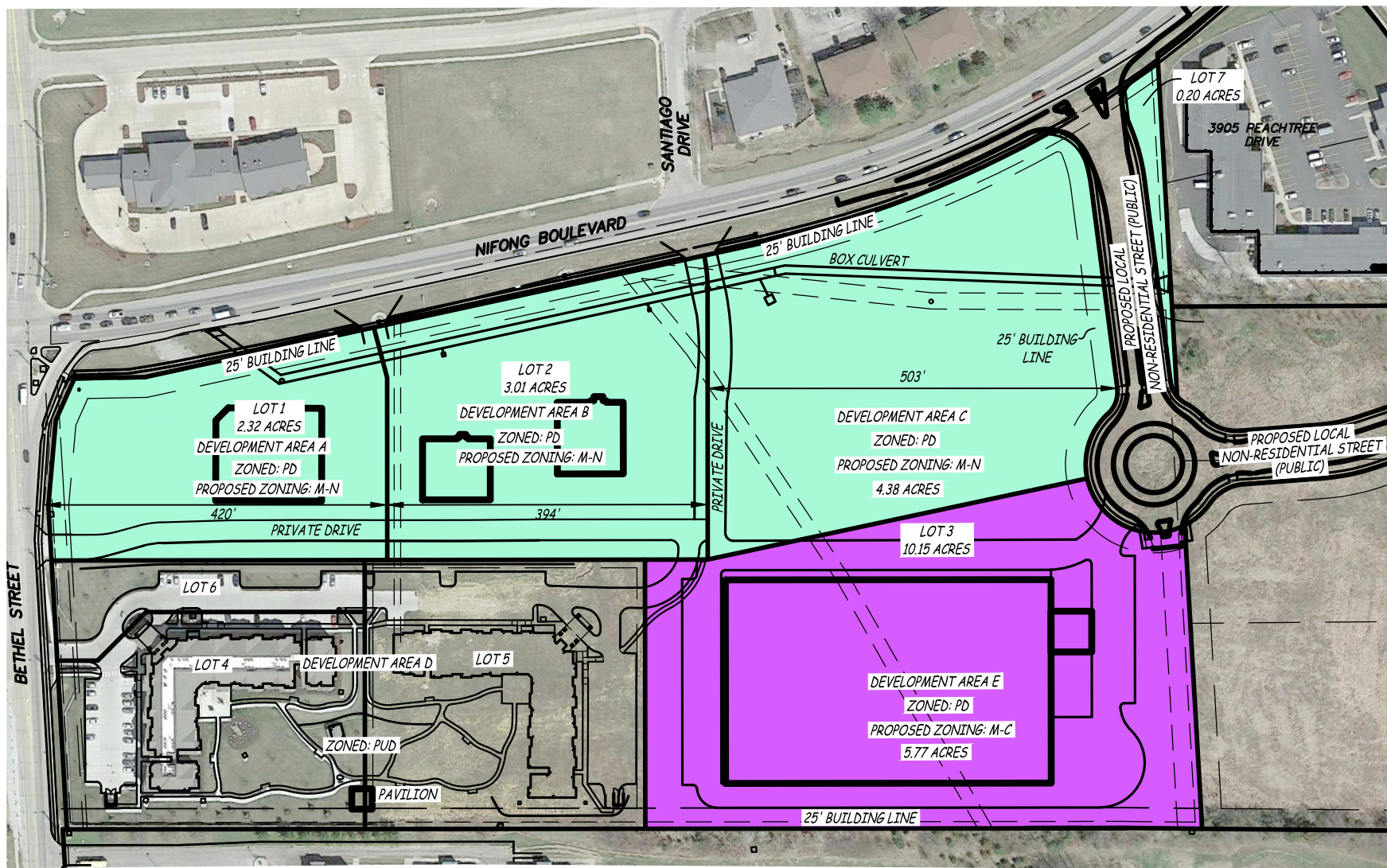


Matthew A. Kriete, P.E.

Enclosures

cc: 1-Brian Kimes, AEP, w/ enclosures
1-ESS file 14119

NOT TO SCALE



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REZONING EXHIBIT
GENTRY ESTATES
 COLUMBIA, MISSOURI
 JANUARY 9, 2019

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