

1602 Hinkson Avenue
Columbia, Missouri 65201

October 28, 2016

Mr. Timothy Teddy
Director, Office of Community Development
City of Columbia
701 East Broadway Street
P.O. Box 6015
Columbia, MO 65205

Director Teddy,

I write you representing a group of homeowners in the Benton-Stephens neighborhood wishing to take advantage of City Ordinance 022651 (the recently enacted down-zoning fee schedule change), to reduce the zoning on our lots. All of the lots included in this request are currently zoned R-3, and in all cases we are seeking a zoning reduction to R-1.

Down-zoning has been an issue on the minds of many within our community for some time now. The unified development ordinance is on the horizon and, with the enhancements to neighborhood protection standards offered therein, we feel now to be an opportune moment to demonstrate our support for these protections and reduce our zoning level.

A significant number of the lots that we are asking for reduced zoning on are legally non-conforming in their present status as R-3, by virtue of having less than 7,500 ft² total area or less than 50 ft of lot frontage. In fact, less than 20 % of the lots we are asking for reduced zoning on are legally conforming as R-3.

We are owner occupiers, resident-, and non-resident landlords, with the common belief that Benton-Stephens should maintain it's present-day character. We uniformly reject the recent and rapid trend towards throw-away housing that resembles nothing like the neighborhood Benton-Stephens is. We hope this action establishes an increased awareness within the City of Columbia that we wish to remain a viable neighborhood suitable for single-family occupancy, and a valuable asset to the City of Columbia.

Respectfully,



Peter Norgard