

Objection Letter – Case #68-2026

February 11, 2026

City of Columbia – Community Development (Planning & Zoning)

Attn: David Kunz, Senior Planner I

701 East Broadway

Columbia, MO 65201

Re: Case #68-2026 – 1207 W Broadway (Lake Broadway PD, Lake Broadway Townhomes, LLC)

Dear Mr. Kunz and Members of the Planning and Zoning Commission:

I am an authorized representative for the adjacent multifamily townhouse property near 1207 W Broadway at the southeast corner of Pershing Road and Gary Street. We welcome thoughtful reinvestment in this area and are not opposed to development. Our concerns are limited to the specific, preventable impacts and requested protections outlined below.

Requested Conditions for Approval:

1. **Project name / public confusion**

The applicant entity name (“**Lake Broadway Townhomes, LLC**”) **matches the established name (Lake Broadway Townhomes) used by our existing nearby townhouse community, creating a high risk of confusion for residents, deliveries, vendors, and emergency services.**

Condition requested: Require a distinct project name in all City materials/approvals and written confirmation the development will not be marketed, signed, or represented using “Lake Broadway Townhomes” (or any confusingly similar name).

2. **No ingress/egress or access through adjacent private property**

Condition requested: No temporary or permanent cross-access, construction access, or ingress/egress may occur through adjacent private drives, parking, or sidewalks.

3. **Traffic spillover**

The proposed 13 attached units plus an office building will increase traffic and activity, with potential spillover and interference near our private access points.

Condition requested: The existing plan appears to demonstrate that traffic will be accommodated on public streets (Gary St and Pershing Rd) and on-site, not on adjacent private property. We believe this satisfies our concern.

4. **Construction must be self-contained; no staging/encroachment**

Condition requested: Require a City-approved Construction Management Plan that keeps all staging, contractor parking, deliveries, storage, and equipment entirely on the subject site, includes boundary fencing/signage before work begins, and provides an on-call site contact to address issues immediately.

5. **No use of our dumpsters or waste services**

Condition requested: Prohibit contractors and future occupants from using neighboring dumpsters or waste facilities; require the project to provide its own waste containers and service, with debris contained and removed from the subject site.

Requested action: Please include the conditions above to protect adjacent private property owners and prevent any naming confusion.

Sincerely,
1103, LLC

33 E Broadway Suite 280
Columbia, MO 65203

O: 573-445-1613



GIBSON & COMPANY PC

CERTIFIED PUBLIC ACCOUNTANTS

1201 West Broadway, Columbia, MO 65203

Telephone: (573) 449-0018 Fax: (573) 443-4297

February 16, 2026

City of Columbia
Community Development Department
701 E. Broadway
Columbia, MO 65205

Re: Opposition to Major PD Amendment – 1207 W. Broadway (Case #68-2026)

Dear Members of the Planning & Zoning Commission and City Council,

I am writing to express my opposition to the proposed amendment to the Lake Broadway PD Plan for the property located at **1207 West Broadway**, as described in the public notice mailed to surrounding property owners. The request seeks approval for **13 single-family attached residential units and an additional office building** on a 2.27-acre site currently surrounded primarily by office and commercial uses. The notice states that the amendment would “allow development of 13 single-family attached units and an additional office building on the subject 2.27-acres”.

1. The surrounding area is not residential in character

The proposed shift toward dense residential development is inconsistent with the existing land-use pattern. The immediate area along West Broadway, Pershing Road, and Gary Street is dominated by office, professional, and commercial uses—not residential neighborhoods. The City’s own notice identifies the owners as **Lake Broadway Townhomes, LLC and 2101 Burlington Street, LLC**, both of which currently operate office-oriented properties on or adjacent to the site.

Introducing 13 attached residential units into a predominantly office corridor creates land-use conflicts, including:

- Mismatched traffic patterns (office peak hours vs. residential 24-hour occupancy)
- Noise, lighting, and parking incompatibilities
- Reduced safety and privacy for residents due to commercial activity
- Increased strain on an area not designed for residential density

The PD zoning was originally approved for commercial/office use, and the surrounding built environment reflects that intent. A major shift to residential density is not compatible with the established character of the corridor.

2. Stormwater concerns remain inadequately addressed

The PD Plan amendment asserts that **no additional stormwater management is required** because the impervious area is being reduced from 1.48 acres to 1.29 acres, and therefore “this plan conforms to the original approved conceptual stormwater management plan”.

However, this conclusion is based solely on the 2003 conceptual plan—now more than 20 years old—and does not reflect:

- Current rainfall intensity standards
- Increased runoff from surrounding development since 2003
- Known drainage issues in the Broadway/Pershing/Gary corridor
- The cumulative impact of adding 13 residential structures, driveways, sidewalks, and associated grading

The plan also acknowledges that **part of the tract lies within FEMA Zone X (0.2% annual chance floodplain)**. This should trigger a more rigorous review, not a waiver based on outdated assumptions.

Given the City’s ongoing stormwater challenges, approving a project of this scale without updated hydrologic modeling is not in the public interest.

3. Traffic and parking impacts are understated

The plan proposes **36 parking spaces for 13 residential units**, plus **34 spaces for the existing and proposed office buildings**. While this meets minimum code requirements, it does not reflect real-world conditions:

- Residential units with garages or driveways typically generate more than two vehicles per household.
- Office parking demand fluctuates and often exceeds minimums during peak hours.
- Pershing Road and Gary Street already experience congestion during office hours.

The combination of residential and office traffic on a constrained site will worsen turning movements, sight lines, and pedestrian safety.

4. The amendment represents a fundamental change to the original PD intent

The original 2003 C-P/PD plan was approved with a commercial orientation. The City’s notice confirms that the current request is a **major amendment** to that plan. A major amendment should not be used to convert a commercial PD into a residential enclave without a broader planning analysis.

If the applicant wishes to pursue residential development, a rezoning or comprehensive land-use review—not a PD amendment—would be the appropriate mechanism.

5. Existing fencing and property line constraints make the proposed plan unworkable

The current office park is fully enclosed by a continuous perimeter fence. This fencing defines the operational boundary of the existing office properties and reflects long-established circulation patterns for employees, visitors, and service vehicles. The PD Plan amendment does not address how this fenced boundary would be modified, removed, or reconstructed to accommodate the proposed residential buildings, new drive aisles, and reconfigured parking areas.

The PD Plan shows multiple new access points, parking fields, and building footprints that would require **changes to existing property lines and the current fenced outline of the office park**. These changes are not minor adjustments—they would fundamentally alter how the site functions today. The fencing currently provides controlled access, security for employees working late hours, and a clear separation between the office park and surrounding streets. Removing or relocating it to fit the proposed residential layout would:

- Eliminate established security boundaries for office tenants
- Create new pedestrian–vehicle conflict points where none exist today
- Require easements, lot line adjustments, or property reconfiguration not addressed in the application
- Disrupt existing traffic flow patterns that employees rely on, especially during early-morning and late-evening hours

Because the fencing and property boundaries are integral to the current site’s safe operation, any plan requiring their removal or relocation should be evaluated as a **major site redesign**, not a simple PD amendment. The applicant has not provided the necessary detail or analysis to demonstrate that these changes can be made safely or without negative impacts to existing office users.

Conclusion

For these reasons, I respectfully request that the Planning & Zoning Commission and City Council **deny Case #68-2026**. The proposed amendment is incompatible with the surrounding office-oriented land uses, relies on outdated stormwater assumptions, and introduces traffic and parking impacts that have not been adequately evaluated.

Thank you for your consideration.

Sincerely,



Brent Gibson, CPA
Dragon Hollow LLC, Member
Gibson & Company PC, President



David Kunz <david.kunz@como.gov>

1207 W Broadway - PD Plan Amendment (Case #68-2026)

Jambul Akkaziev <j_akkaziev@yahoo.com>
To: david.kunz@como.gov

Sun, Feb 15, 2026 at 10:24 PM

Dear David,

I am the property owner at 104 Pinewood Dr and I received a notice of the above-referenced PD Plan Amendment and Statement of Intent.

I am not opposed to the proposed development provided that the developer does not add any additional driveways exiting onto Gary Street (to avoid any traffic congestion). There is currently a fence surrounding 1207 W Broadway, and I recommend that it remain in place.

Thank you,

Jambul Akkaziev