



Steve MacIntyre <steve.macintyre@como.gov>

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**Case #17-23**

Robert Craig <[REDACTED]>  
To: Steve MacIntyre <steve.macintyre@como.gov>

Mon, Nov 28, 2016 at 10:47 AM

Greetings Steve, My wife and me own four residential rental properties in the Benton-Stephens neighborhood and we would like you to know that we are strongly OPPOSED to the downzoning proposed by Peter Norgard and friends. They are "homeowners" in the neighborhood, but at least some of them do not live there. This is an attempt to reduce future property values and lower tax revenue to the city not only for their properties but all adjoining properties as they look forward to the new proposed zoning ordinance that proposes to restrict use of properties adjacent to properties zoned single family. We urge you to reject this request. We will not be able to attend the meeting. Thank you for considering our request. Regards, Robert & Sandra Craig

TO: Columbia Planning and Zoning Commission  
RE: 600 Paris Court Downzoning Request

Dear Commissioners:

I will be travelling on January 5, 2017, so I am writing in support of my request to downzone 600 Paris Court from R-3 to R-1. For ten years, I have resided at Paris Court in Benton Stephens neighborhood. My neighbors and I value our quiet residential street, and are committed to securing its future. Four of us are requesting to downzone five properties, which will make more than half of the 20 homes on our street R-1 or R-2.

We are joining the city in a partnership to preserve historic and affordable housing. The city's investment in this neighborhood is unique in its scope—Benton Stephens has the designated Windsor Street Bike Boulevard, our Lions-Stephens Park is enhanced with accessible outdoor workout equipment, a Residential Parking Permit plan has been inaugurated.

We are meeting the city's investment with that of our own—downzoning to assure that the neighborhood continues to offer young professionals, families and retirees an affordable place to live, work and engage in our community.

Respectfully,

Kristen Heitkamp  
600 Paris Court

**Subject: Please support the Benton-Stephens downzoning requests**

Mr. Teddy, P&Z Commission, Council Members, Mayor Treece,

I am one of the citizens seeking to downzone my property in the Benton-Stephens neighborhood. I really appreciate that the City has created a system that gives me the opportunity to downzone, and I want to ask for your support with my petition.

My home is the only structure that's ever been built on this site, dating from approximately 1900. I try hard to modestly improve it and keep it up. I'm very happy, especially as a first-time homebuyer with a moderate income, to be able to live in a home of historic vintage. Benton-Stephens is the kind of mixed, eclectic, buffer neighborhood where opportunities for owning or renting small, interesting older homes like this still exist. Should I ever decide to move, I'd like to think I won't be the last person to live here or enjoy the trees I've planted. I have intended to pursue downzoning for many years, putting it off only because I was too busy to figure it out.

The chance to downzone as a group with my neighbors has made this a much easier process. It also reinforces for me that there is a core of homes that owners do intend to keep maintaining as single homes or homes renovated into duplexes.

Much like downtown Columbia, my small neighborhood has seen an extremely rapid rise in re-development. In just a few years, a wide-variety of lots (including even some single-family residences in fine condition), have been turned into double sets of look-alike, suite-style, 4-bedroom student duplexes with paved-over lots and few trees. It's my understanding that this neighborhood has long been extremely varied between owners and renters, students and older folks, etc. I think preserving that variety is in the best interests of the City as a whole. And I think encouraging people to maintain and preserve older homes should be one of the City's priorities, too. Granting these downzoning petitions and any future ones serves both of those purposes.

Finally, I just want to point out that, over the past decade or so, ever since this procedure was set out by Council, many lots in the neighborhood have been downzoned by their owners with very little fanfare. I hope you will give this current petition by myself and my neighbors equal treatment as those previous petitions.

Thank you for your time and support,

Jenny McDonald

212 N. William St.

**Subject: Benton Stephens neighborhood**

I will not be able to attend the hearing in which planning and zoning will consider the request to downsize the zoning for Benton Stephens neighborhood, but I would like to add my support to this request. The character of our neighborhood is that of a group of single families. We are concerned about the changes out of scale development would bring to us. Please consider helping us preserve our neighborhood.

Thank you for your kind attention

Sherry Borcharding

505 N. William St.

Jan 3, 2016

Timothy Teddy

Director of Community Development, Columbia, Missouri

I am one of thirty-five homeowners who would like the property I own to be downzoned from R-3 to R-1. My property is on 1505 Windsor St., also known as Bike Boulevard. (I call my home "Windsor Palace"). I have lived there since 1992.

I and many of my neighbors believe this change will benefit us personally and collectively. This change will protect us from development not in accordance with the historic nature of our community. We are a community of single family home dwellers along with residents of apartments in houses that were at one time single family dwellings.

Further, I would like to point out that in a public meeting in December of 2016 at least one of the members of Columbia's Planning and Zoning Commission encouraged the Benton Stephens Neighborhood Association to pursue our wish to downzone our property. I was pleased by the encouragement.

Michael Ugarte

1505 Windsor

Dear Mr. Teddy,

This week the Planning and Zoning commission will meet to hear a request to down zone over 30 lots in Benton-Stephens to R-1. My home at 1504 Windsor is among those lots.

This initiative is extremely important to me as I want to maintain the integrity of the Benton-Stephens area and keep it a place where families can, and want, to live. Virtually all of the recent construction in the neighborhood has targeted students and has been misleadingly labeled as single family dwellings. It is obvious to all that any dwelling constructed in the 4 bedroom/4 bathroom model is not for single families but for 4 students. These developments negatively impact the surrounding neighbors with parking issues and increased noise and the short term occupants often do not treat the physical surroundings with respect.

- Please support these down zone requests and help protect the neighborhood that I and my neighbors love so much.

Regards,

Ken Germond  
1504 Windsor St  
Columbia, MO