



A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

February 12, 2019

Tim Teddy
Director of Community Development
City of Columbia
701 E. Broadway
Columbia, MO 65201

RE: Request to Modify Annexation and Rezoning of 5200, 5202, and 5210 E. St. Charles Rd.

Dear Mr. Teddy,

On behalf of our client, TRS Property Management LLC, we herewith submit this request to modify our recent request for annexation and zoning of the following tracts of land:

Tract 1 of the Survey in Book 388 Page 212 – Parcel ID: 17-204-10-00-016.00 (5200 – R-S County zoned). Currently contains four small rental houses.

Tract 2 of the Survey in Book 388 Page 212 – Parcel ID: 17-204-10-00-017.00 (5202 – C-N County zoned). Currently contains one rental house.

Tract 1 of the Survey in Book 509 Page 997 – Parcel ID: 17-204-10-00-027.00 (5210 – C-GP County zoned). Currently contains one rental house and a detached garage/apartment.

We had previously requested that all three tracts be zoned M-C upon annexation however, we would like to modify that to allow M-N on the western two tracts (5200 & 5202 E. St. Charles Rd.) and M-C on the easternmost tract (5210 E. St. Charles Rd.). We feel that this would give the residential properties to the west of our site a tiered down buffering from our M-C request and not require a Planned Development but would still allow for the self-storage use that was originally discussed at the concept review meeting.

We hope that this request is able to stay on schedule and that your staff can modify the public notice for the Public Information Meeting that was scheduled for February 26, 2019.

Feel free to contact me with any questions or concerns regarding these applications.

Thank You,
Kevin P. Murphy