

Mailed 2/20/2024

*in*2ACTION

Where Community Matters

Neighbor Updates

Rezoning Request for 2501/2505 Eastwood:

- **In2Action Request**
 - In2Action proposed to tear down existing abandoned house to build a new house.
 - Rezoning to R-MF would allow in2Action to build a "Large Group Home" which would be a 2-story home with over eight beds
- **Neighbor Opposition**
 - In2Action is already too big.
 - A 2-story home would impact safety on the already dicey corner at Sylvan and Eastwood.
 - In2Action residents parking on Sylvan Lane is disruptive.
 - In2Action residents are walking through neighbors' yards.
 - In the past neighbors have also complained about trash being left in their yards.
- **Planning and Zoning Decision**
 - Planning and Zoning voted to NOT support in2Action's request as it now goes to Columbia City Council.
- **In2Action has heard your concerns**
 - A new design is being created to renovate and add-on to the existing house which will remain 1-story with no more than eight beds.
 - As of February 5th, 2024, In2Action residents are no longer allowed to park anywhere on Sylvan Lane.
 - All in2Action residents have been instructed to NEVER step on to any of the neighbor's property.
 - Many pedestrians and motorists discard of trash up and down Sylvan and Eastwood. While we do not believe our residents are responsible, we often pick up the trash in our own yards. If you ever want us to include your yard in our clean-ups, just let us know. We would be happy to sweep through your front yard as well and pick up trash.

In2Action would like to hear about any additional concerns or complaints our neighbors might have.

- You are encouraged to call or text Dan (573.424.4388) or David (573.818.4432) with any complaints. We can address these in real time when notified.
- We would also love to meet in person to talk through any other concerns or issues you would like to discuss. Just call!

The next opportunity for public comments will be at the March 4th Columbia City Council Meeting

In2Action Rezoning Application, Case #REZN-0000 58-2024

Protest (2) from Janet Jackson, 1411 Sylvan Lane, Columbia, Missouri, 2/27/2024

In2Action is asking the City Council to approve a zoning change from R-2 (2-Family zone) to R-MF for a group home. We, the neighbors within 185 feet of the 2 lots in question, 2501 through 2505 Eastwood Dr. (corner of Eastwood Dr and Sylvan Lane) strongly oppose this change of zoning. Until it began rezoning properties in our neighborhood a few years ago, our neighborhood was comprised mostly of 2-family homes surrounded by adjoining apartment complexes.

When In2Action first applied for a zoning change approx. 4 years ago, many of our neighbors expressed a concern that they might continue to make similar changes in the future, taking over more and more of our neighborhood. In2Action stated that they intended to set up their operations in different neighborhoods spread over the city. Instead, without our knowledge they have rezoned and annexed almost the entire street of Eastwood Dr., adjacent to their originally rezoned property in the neighborhood. Now they want to add the last 2 lots on Eastwood at its junction with our street, Sylvan Lane. (See proposal maps which do not identify all of their current properties.)

In2Action bought the 2 properties in question before requesting rezoning. We object to their adding more group housing in that location. They have claimed that doing so would raise our property values. If they mean resale values, adding more group homes in that location is likely to reduce the amount for which we will be able to sell our properties in the future. I, my husband and my 2 immediate neighbors, who are also protesting this rezoning, have lived in our houses for 30, 27 and 20 years and have no plan to sell. We feel that is it likely at such a time as we might need to sell our houses, that the only purchaser who might be interested in buying might be In2Action.

One of the In2Action promoters mentioned in the Planning and Zoning Committee that, now that they have already expanded so far into the area, they think it would be an ideal goal to set up some kind project management arrangement in such a large group of In2Action residences.

In2Action representatives have gone to each of our homes and told each neighbor a different story about the nature and benefits of having them build a new group

home on the rezoned corner. Their stories have changed from one neighbor to the next, apparently because the different representations might appeal more to the particular neighbor with whom they were speaking at the time.

In2Actions latest announced plan for the properties (to appease neighbors' complaints?) is that instead of tearing down the corner house and replacing it with a new 8-bed living facility, they will simply "renovate" and add onto the existing house as a one-story building, still with 8 beds.

Regarding parking, residents in the unit (2010 Sylvan Ln) across the street from my house had been parking one to multiple cars across from my house and driveway. Since In2Action had paved additional driveway space when they moved in there, we had expected that the multiple residents would have had off the street parking available to them. When I asked a resident why they weren't parking in the driveway instead of on the street, I was told that only staff were allowed to park in the driveway. With angle parking in the driveway, they could have accommodated several cars in a way that they could get past each other to enter and exit the driveway. Since the recent Planning and Zoning Committee meeting, they appear to have moved their cars into the street all along Eastwood Dr.

Janet Jackson
2/28/2024

2-25-2024

To Whom it may concern.

I Kimberly Chatman live at 1409 SYLVAN Lane Columbia, MO, and have lived here for 30 years. I am very concern about InAction taking over our neighbor. I think it would drop the property value of homes in this area, just because people wouldnt want to live here because of all the felons in this area. I have talked to InAction people and they keep changing their story on what they wanted to do with the blue house on the ~~end~~ corner of SYLVAN Ln, and Eastwood. I think that rezoning this area would not be fair to the family homes that have lived here all their life. If I had a say so in this I would say no to it because of the crowding in this area. Rezoning would affect these family homes. I would like to thank you for listening to some of the residents in this neighbor.

Thank you very much
Kimberly Y Chatman

Date February 26, 2024

To: Columbia City Council

From: Bruce Jackson
1411 Sylvan Lane
Columbia, MO 65201
bruce@exisjaxn.com
Landline: 573-474-4703

RE: 2501 Eastwood Dr. Rezoning Request by In2Action

Case: #REZN - 0000 58-2024

Hello Members of The City Council:

Thank you for providing an opportunity to express my concerns about the rezoning request by In2Action for the property on 2501 Eastwood Dr. I stand in opposition to this request.

I was first exposed to In2Action when they made a rezoning request to turn in a group of houses on Eastwood into dormitories for their parolee project. Their reason for their rezoning request: they needed a laundromat in each building. They built a pond and park area in the back of that property accessible via private drive. That the rezoning would significantly raise the value of their properties to the detriment of neighborhood property values was never a part of the conversation. Of that rezoning request the mayor and our ward councilman were dubious of their claims and voted against their proposal. Since that rezoning In2Action has purchased more properties on Eastwood, significantly expanded their clientele, and now pose a resale value threat to the privately owned properties in the neighborhood.

When their proposal went before the Planning and Zoning Commission, they circulated a brochure stating their positive impact on our neighborhood. February 23, we received a second brochure that was very different from their first. My objection with that rewriting of their proposal is simply that it continues to represent the dishonest approach that In2Action has long demonstrated towards their local neighbors. The Council already has a copy of my first response filed at with P/Z.

In2Action Request:

Tear down the dilapidated structure on corner of Eastwood and Sylvan Lane: After what appears to be over a year of ownership, In2Action has made no effort to clean up that property. This appears to me to be a “self-fulfilling” ploy that is a well-known practice of letting a building deteriorate then request rezoning. The PZ Commissioners recognized this in their unanimous rejection.

Rezoning to R-MF would allow In2Action build a 2-story home with over 8 beds: This is the point of the neighbor’s greatest concern as follows:

1. Such a structure on that corner would produce a significant change to the neighborhoods itself. Already surrounded by large apartment complexes, such a structure would continue to erode the quality of the neighborhood and lower the value of the local owner’s property.
2. We believe that such a structure will continue to exacerbate significant problems with both foot and auto traffic at a highly problematic 3-way intersection. That corner has difficult turning angles from all directions. They are increasingly becoming dangerous from

congestion during peak traffic times. Please look at a map of this intersection and I am sure that you will see the issue.

3. When approached by an In2Action representative eliciting my support of their project, I was informed that the first floor of this structure was to be a recreation center that the neighborhood children would be invited to enjoy. As most of the In2Action clients are white parolees, such a suggestion to African-American parents with a number of grade school children is utterly laughable. While they say that they do not enroll sex offenders in their program, they are none-the less transient adult parolees that our parents would not trust with their children.

Planning/Zoning Decision:

In the previous Planning/Zoning Commission meeting I found In2Action vague and not forthcoming with the truth - even blatantly dishonest. They claimed that their plan was to establish half-way houses scattered throughout Columbia so that their ex-inmates could become "part of the local neighborhood." It was clear to all the neighbors in opposition to their request that this was a blatant lie as their rezoning proposal clearly indicated that they were going to expand in the Eastwood/Sylvan area. Members of the commission expressed a serious concern that the number of clients of In2Action was already has more clients than the small neighborhood can absorb. At the P/Z meeting In2Action's representative stated that they are seeking the "the sweet spot" in terms of their enrollment capacity. They said that they now house over 45 clients. The local neighbors strongly believe that this number of transient, adult, and largely white male parolees in the mixed community on Sylvan is already over capacity for the neighborhood to reasonably absorb. The Commission agreed with this and voted unanimously to reject their rezoning application. We strongly believe that it is time for In2Action to return to their original plan to scatter housing throughout Columbia and share the burden with other neighborhoods.

"In2Action has heard your concerns:"

A new design is being created – add on to existing structure in a single-story house with no more than 8 beds – This proposal continues to indicate to the neighborhood their dishonest approach of a number of levels:

- If they are going to make this radical change, why do they need to rezone this property? It appears to us that, given their history of dishonesty with their neighbors, if their rezoning request is granted what is to stop them from proceeding with their original plans which were used to secure funding for the properties and proposal to the Planning/Zoning Commission? Once rezoned In2Action can do what they want. This "new" plan is disingenuous.
- Are they seriously going to maintain the structure they claim to be dilapidated? Again, we really don't believe them and wonder why rezoning is necessary?
- This plan to continue to expand their number of clients in this neighborhood continues to be indifferent to the concerns of local African-American families with grade school age children.

In2Action residents are no longer allowed to park on Sylvan Lane: While I appreciate In2Action finally addressing this issue, it has been long in coming. Even so, this new policy does not address our greater concern of where they are going to park even more vehicles. Are they planning on building a parking lot? Is there going to be parking for 8 clients on that already difficult 3-way intersection? Do they need to obtain permission from the P/Z Commission to build or expand parking lots?

All In2Action residents are instructed to never go into the yards of neighbors: There are no sidewalks on either Sylvan Lane nor Greenwood Dr so all clients have to walk in the street. It appears to us that this issue needs addressing before they build new housing for more clientele.

Issue of trash: This is little more than a “he said – she said” argument. It certainly true that adding more clients is not going to resolve this issue. That local residents do not want unknown transient parolees strolling through our yards, but their suggestion here is nothing more than a token fix.

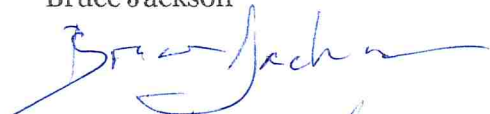
Conclusions:

- In2Action’s dishonest approach to informing the residents of their latest intentions has not changed since that first rezoning hearing. Brochures arrived without being addressed to the resident. Though brochures for their rezoning request are slick handouts, they are, at best, unclear in their intentions.
- Having a real purpose behind their rezoning request has consistently been obscured from the neighbors. Again, what is the real reason for changing to a R-MF zone?
- It appears that the infrastructure needs to be developed including fixing the 3-way corner (if possible). This includes dangerous traffic congestion at a difficult intersection, the lack of sidewalks, and financial consequences for local families seeking to leave the area.

The neighbors on Sylvan Lane would like to emphasize that our concerns are neither about the validity of In2Action’s service mission nor about the clients themselves. We are responding to their assumption that they can continue to buy-up the neighborhood without resistance from the local families. Their slovenly approach to their neighbors indicates their intention is to continue to take over the local area with a large multi-building complex unhindered by the concerns of local families. Their response to the purchasing the two houses on the Eastwood/Sylvan corners certainly indicates that expansion of their facilities continues to be their primary objective.

We, the folks who have lived a long time on Sylvan Lane (over 25 years for my family) sincerely ask that the Columbia City Council reject this rezoning request (#REZN – 0000 58 - 2024).

Sincerely,
Bruce Jackson



1411 Sylvan Ln.