

TO: Members of the Columbia City Council
c/o Columbia City Clerk Sheela Amin
701 East Broadway
Columbia, MO 65201
RE: Rezoning request B271-19

Dear Members of the Columbia City Council,

We are writing in support of the proposal (B271-19) that would result in the rezoning of approximately 15.68 acres from PD (Planned Development) to M-N (Mixed Use - Neighborhood) zoning. The land involved is located at the southeast corner of Nifong Boulevard and Bethel Road. We are the closest neighbors to this parcel of land. In fact, Gentry Estates was part of the original request for zoning several years ago, and we have always believed that this area would someday offer walkable, easily accessible retail and commercial options for our residents.

This is important. We are a senior living community. It was built with the idea of affordability in mind. Many of our residents no longer own their own cars, and sometimes transportation can be a challenge. The addition of new commercial opportunities in this area is appealing on many levels, particularly since it would serve as a walkable destination.

We understand that this rezoning request will not affect our own current zoning designation, and that the uses allowed in the city's new version of the zoning code are similar to what would have been allowed under the old Planned zoning designation. That's what we have always expected. We've simply wondered when it would happen and what specific stores or services would choose this location. It would be great if a pharmacy decided to locate here, but we understand that zoning is not that specific. It just lays out the general rules of what would be permitted.

So often, you hear the phrase NIMBY (Not In My Back Yard) when it comes to new construction near existing homes. That's not how we are looking at this. We welcome new neighbors to our neighborhood whether they be small commercial, retail or residential. We believe it can make this area more vibrant and accessible for our residents and in many ways make the place we call home even better.

Please support request #B271-19. Thank you for your consideration.

Sincerely,



For Gentry Estates residents and staff