

Dear City of Columbia staff,

For the past several months, I've been planning an office/residential park adjacent to Addison's Frontgate Drive location. In hopes of securing the support of Columbia's Planning and Development department. I'd like to explain why and how I've sought community input about the proposed development.

My family and I have lived in the Copperstone neighborhood, which lies directly south of the proposed site, for the past seven years. Following the development of Addison's, my family and others in the neighborhood grew concerned about parking challenges and the potential for the property's higher use commercial zoning to attract undesirable tenants. I conceived this project both as a solution to these issues and as a space for my growing company, which employs local workers to service national clients.

During the planning process, I've met multiple times with Development Services Manager Pat Zenner, whose input has proved invaluable.

With Zenner's advice in mind, I spent April 27-29 hosting neighborhood office hours. Prior to that weekend, I met with around 30 neighbors — about a third of Copperstone's current residents living in the subdivision— who have either signed a petition in support of the project or provided me with written approval to add their name to the list.

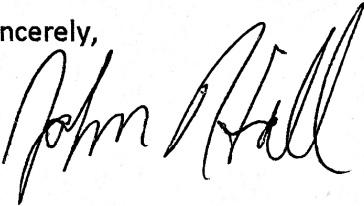
I'd like to highlight a few particular stakeholders' support:

- Carol and Kenny Pierce; Darren and Nicole Baldwin
These individuals live directly next to the development. I've met with both families, and both have signaled their support.
- Tim Worstell and Hap Hairston
Worstell and Hairston are members of the homeowner's association board for Copperstone. Both have added their names to the petition in support of the project.
- Matthew and Valorie Brand
There really isn't an active HOA in Spring Creek III, but the Brands are heavily affected and involved with Spring Creek Phase III. They're active community members and own the closest home that isn't currently for sale. Both support the project.
- Luci and Phil Fichter; Hap and Carolyn Hairston; and Matthew Volk
Because these families' backyards back up to the property, I've personally reviewed the plans with them. The Fichters and Harrisons' names have been added to the list. Although Volk has not yet signed on, I believe he soon will.

- **Kenny and Robin Hubble**
When Addison's South location was first proposed, Kenny voiced concerns about parking. However, he has signed that he supports this development.
- **Wendy Swetz and Krishna Mettu**
Swetz and Mettu are neighbors who have expressed interest in becoming office tenants, which would fill much of the office space unused by my own company. If they go through with their plans, they'd be unusual in that they'd occupy offices adjacent to their own neighborhood.
- **Russ Anderson of Brighton Homes and Anderson Homes**
Anderson built and owns many of the lots in the subdivision across from my proposed development. I've asked him to build this development partially because he has an incentive to develop it in a way that benefits the community and surrounding properties.

I want my family and neighbors to feel proud to live near this development, which is why I've spent countless hours listening to local stakeholders. I appreciate the Planning and Development department providing me this opportunity to invest in our community.

Sincerely,

A handwritten signature in black ink, appearing to read "John Hall". The signature is written in a cursive, flowing style.

John and Lindsay Hall
Owner of 4307 Granite Springs Drive
Principal of HJRJ Investments LLC



Clinton Smith <clinton.smith@como.gov>

Copperstone

1 message

Russ Anderson <russandersonhomes@gmail.com>
To: clinton.smith@como.gov

Mon, May 20, 2019 at 10:02 AM

Hi Clint,

This is Russ anderson. I am writing this e mail to let you know I am part of the ownership group that owns 3 homes in copperstone including lot 401 across the street from the proposed HJRS investments project. I have reviewed his plans and am in favor of this project. I believe the project is consistent with the feel and look of the neighborhood. In addition I believe the residential housing proposed will give an appropriate bridge between the current residential and new commercial. It is nice to have someone interested in developing this site who ties to the neighborhood. As a copperstone resident I believe John is approaching this project with the best interest of the neighborhood.

Sincerely,

Russ Anderson

Sent from my iPhone

Copperstone Lot 102A

Darren - Dungarees <darren@dungarees.com>
To: clinton.smith@como.gov

Tue, May 21, 2019 at 5:48 PM

Planning and City Officials,

I am one of the closest neighbors to this project as you will see that my address is 4109 Frontgate, which is right next to it. Being that it was zoned commercial, my wife and I have always kept a watchful eye on it since we moved in nearly 8 years ago, wondering what could eventually go in there and affect our property value. When John told me he was considering purchasing it, it was a relief because we know how invested he is in our neighborhood and that he would be accommodating to any reasonable requests regarding the aesthetics of the property. The fact that John called us and several other neighbors to get our opinion of what we were comfortable going in there before he even purchased showed he would go to great lengths make sure the surrounding neighbors were happy with the project.

John showed me the details of the project during one of many times he held office hours with members of the neighborhood. Obviously the biggest concern for me and my wife was how it would look, since I can see a majority of the property from my deck and it could have a major impact on our property value if something was done poorly. I was, however, satisfied with the amount of privacy that the landscaping and trees would provide and do not think it will have any negative impact as it is currently drawn up. John mentioned the possibility of there being some type of fence or barrier needing to be put in, but I can honestly say I don't feel like that is best for anyone. Something I like about our subdivision is that there are no privacy fences and it feels very open. I feel like the amount of landscaping John is planning to put in is going to create a more aesthetically pleasing design and allow the property to transition into our neighborhood, while at the same time not impeding it.

Please allow this project to proceed without any further barriers or fences put into place.

Thanks,

Darren Baldwin | Director of Development | dungarees.com
darren@dungarees.com | (573) 808-3790



Clinton Smith <clinton.smith@como.gov>

HJRJ Investments

1 message

Matthew Brand <matt.h.brand@gmail.com>
To: clinton.smith@como.gov

Thu, May 2, 2019 at 12:44 PM

Dear City Council,

We are residents of the closest neighborhood to Copperstone (Spring Creek III). We attended to the public information meeting Tuesday and have gone over the plan with the applicant John Hall of HJRJ Investments. We completely support this as something near our neighborhood. The applicants plan seems to not only match the neighborhood it's in, but also the use seems to be something that is needed in this area.

We strongly encourage both P and Z + The City Council to vote in favor of it.

Thank you,
Matthew and Valerie Brand
3906 Creekfront Way
314-495-3134

May 20, 2019

RE: Comment on Case # 122-2019

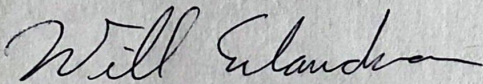
Planning and Zoning Commission,

In the interest of transparency, I'd first like to state that I am employed by the applicant for this project. That said, I offer this input freely as a resident of Columbia.

I have followed this project with great interest, and believe it strikes the right balance of enhancing Columbia as a place to live and work with a community feel that supports families and small business. As a supporter and user of Columbia's trail and bike infrastructure, I am excited at the prospect of being able to ride to the proposed building using Scott Boulevard and the MKT trail.

I attended the public information meeting and it seems like everybody is in support of this project. However, I did not speak much during the meeting so I wanted to make sure that I communicated you my support for this project. Thank you for your time and consideration of my feedback.

Best,

A handwritten signature in cursive script that reads "Will Erlandson".

Will Erlandson
813 W Worley St
Columbia MO, 65203



Clinton Smith <clinton.smith@como.gov>

John Hall Development - Copperstone Entrance

1 message

Chuck Henderson <chuckhends@gmail.com>

Mon, May 20, 2019 at 10:09 AM

To: clinton.Smith@como.gov

Cc: John Hall <j@calendar.com>

Mr. Smith, I wanted you to be aware John Hall has allowed us to review his plans for the development of the property located near the entrance to the Copperstone neighborhood. John has been very considerate to those in the neighborhood and sought feedback on the design plans. Based on our review, we fully support what has been proposed.

Chuck and Pattie Henderson
[4005 Granite Springs Court](#)
Columbia, Mo. 65203

Ph: [573-424-6663](tel:573-424-6663)

Copperstone Commercial Development

1 message

Jennifer Rodriguez <jenn.rdz@gmail.com>
To: Clinton.Smith@como.gov

Mon, May 20, 2019 at 10:11 AM

Hi Clint,

I live in Copperstone and recently reviewed the plans from HJRJ Investments LLC for the development next to Addison's South. John Hall's plans sound like they will be beneficial to the neighborhood, and I especially believe that the landscaping and parking lot additions will be assets for the neighborhood, enabling it to stay visually appealing while it absorbs commercial development.

I'm excited to see this development move forward, and I know many other neighbors — who feared high-rise apartments or something similar moving in — are, too.

Thank you for your consideration.

Jennifer Rodriguez

SUPPORT FOR COPPERSTONE

1 message

Wendy Swetz <wendy@wendyswetz.com>
To: "Clinton.Smith@como.gov" <clinton.smith@como.gov>

Mon, May 20, 2019 at 9:51 AM

Hi Clinton,

I live in Copperstone at [4200 Copperstone Creek Drive](#). I have been a part of this subdivision since 2010. I have sold nearly every lot and approved nearly every home. I am A HUGE ADVOCATE in John Hall's plans and development vision of lot 102A Frontgate. I am 100% in approval and support of his vision here. Let me know if you need anything or have any questions for me.

Wendy C. Swetz

MISSOURI REAL ESTATE BROKER

**The Company, Wendy C. Swetz Real Estate &
The Company, Real Estate**

Seven Oaks Center

302 Campusview Dr. Ste. 212

Columbia, MO 65201

(573) 818-7171

(573) 424-6623

wendy@wendyswetz.com

www.copperstonelifestyle.com



Copperstone HOA

1 message

tim worstell <tworstell@gmail.com>
To: clinton.smith@como.gov

Thu, May 2, 2019 at 1:04 PM

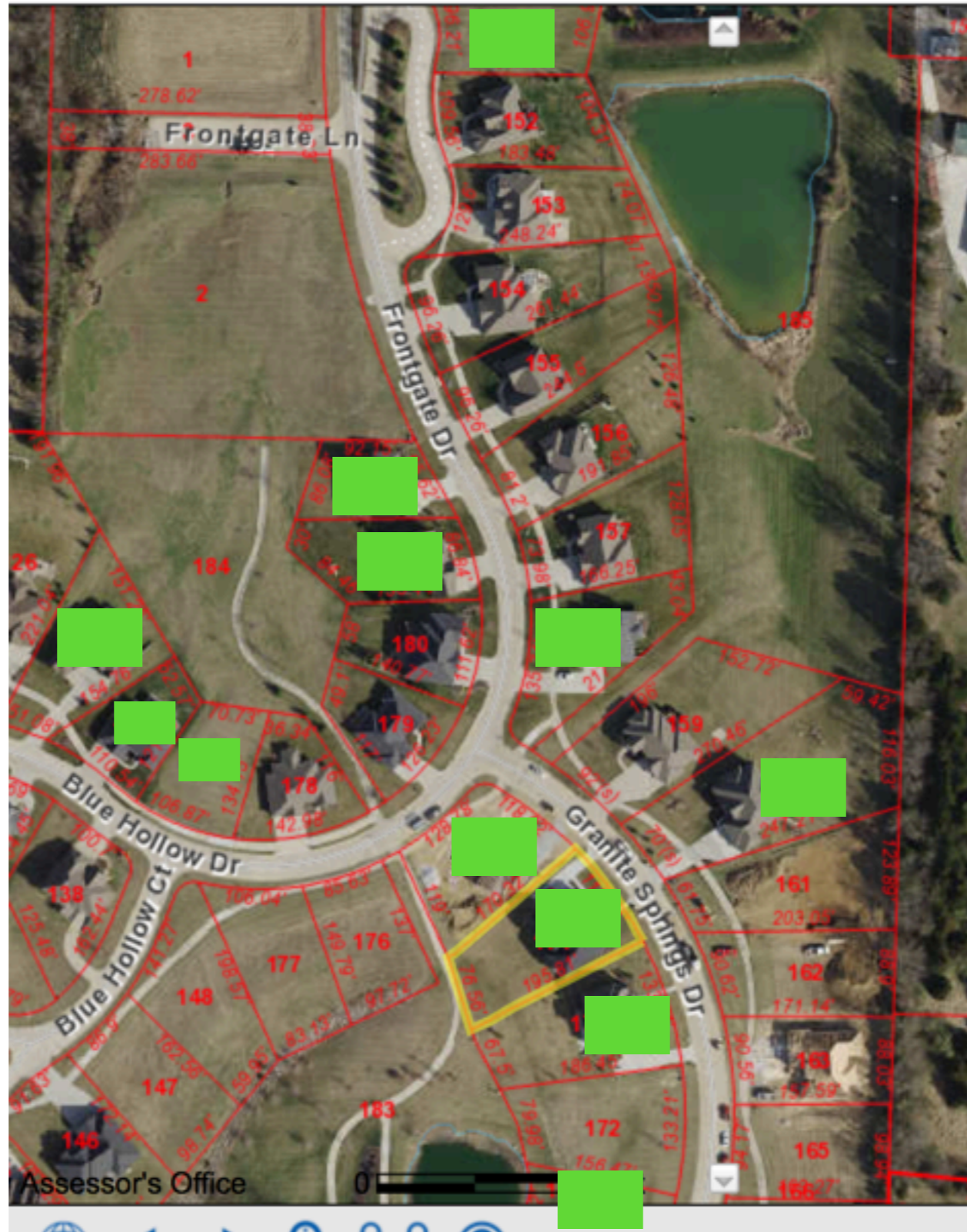
Dear Council Members and P + Z Commission,

I just attended the public information meeting where everybody seemed to be on the same page that this is something good for our area. I wanted to write you and make you aware that I am in full support of the project that John Hall (HJRJ Investments) is taking at the front of our subdivision. John has spent countless hours working with the HOA and neighbors to make this project fit well for the subdivision. From the layout/structure to the buildings to meeting with us on landscaping, John has been very open to hearing insight and feedback. It truly is refreshing to have a neighbor developing in our community that has taken every effort to incorporate neighborhood/city feedback. I'm confident that John will continue to communicate with us and work out whatever is best for the area.

Please vote in favor of this project!

Tim Worstell
Board Director of Copperstone HOA
573-673-5746

Twitter: @tworstell





Christy Bridgman

Fri, Apr 26, 10:23 AM (4 days ago)



[Share this email](#)



to me ▾

Hey John!

Just wanted to drop a note and say how awesome it is that you decided to purchase and use the commercial lot behind Addison's. I hope it's a good location for your needed office space but I am sure you did this also to protect the integrity of the neighborhood and that's simply amazing. You definitely win the Best Copperstone Neighbor award! If you are looking for businesses to fill the office space at all, let us know and we will help spread the word. Thank you and Lindsay for being such great neighbors and so invested to Copperstone!

Christy and Rick Bridgman



Gale Hairston

to me ▾

Mon, 29 Apr, 12:39 (1 day ago)



Thanks for the update.

You may certainly use our names on the Planning & Zoning documents.

I hope that all goes well with your meeting tomorrow. Please let me know what information you would like posted to our website and when.

...

Best Wishes!

Gale "Hap" Hairston
hap,hairston@gmail.com
573-424-8227

Commercial Project



Matthew Volk <matthewvolk@gmail.com>

to me ▾

09:16 (4 hours ago)

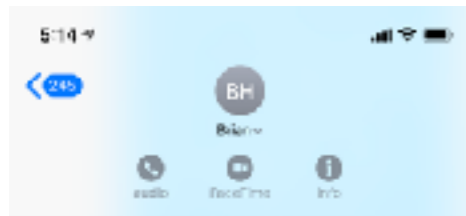


John

Thanks again for your time on the phone yesterday. I appreciate the open dialogue and your willingness to collaborate. Per our conversation I just wanted to send you my email address so that you could send me your preliminary plans as discussed. I look forward to hearing back from you and would love to meet in person to discuss things more thoroughly. Please let me know if there's anything I can do for you along your journey. I'd be more than happy to let you tap into our water supply to water any landscaping if necessary.

Best Regards
Matt Volk

Sent from my iPhone



there so it's exciting to see that this land could be valuable for other neighbor's as well. Although it's still early in the process, I'd love to get feedback from other members of our community on different components of the project.

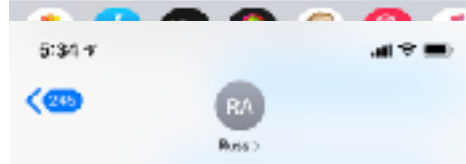
If any of you would like to discuss the project, I'd be happy to meet you at Addison's this Saturday at 2 p.m.

Have a good weekend!

Today 9:22 AM

Thanks John. I'm happy to support you on this, please add my name.

Appreciate what you're doing and how you're approaching it with the neighborhood

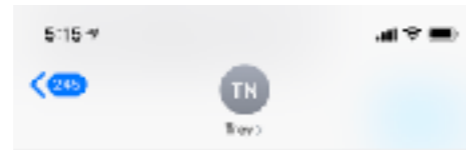
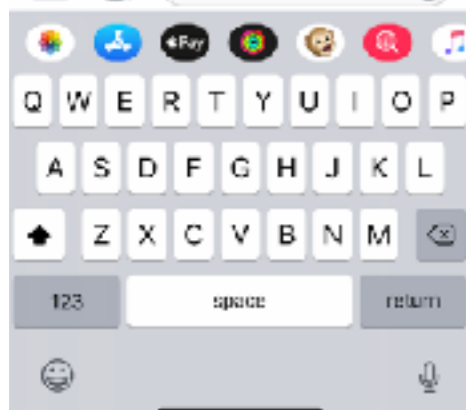


Do you own any lots in Copperstone? I thought you owned the first house, but it says Brighton Homes LLC

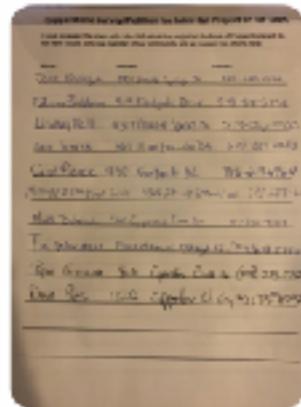
Working on a petition for the land and wanting to see how I can include you and put you in as a supporter of the project.

Delivered

I built the house and I'm partners with Brighton homes. Yes I own 416. Brighton homes will support your project



Yesterday 6:07 PM

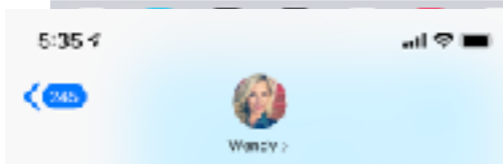


Did u have any questions about my project up at the front? Let me know and if I can add your name here

You can put my name down

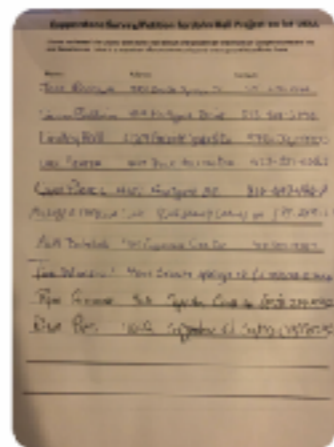
Thanks!

Delivered



If they don't have a better idea I will just keep moving forward with what is best

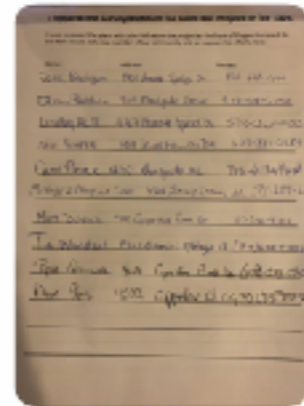
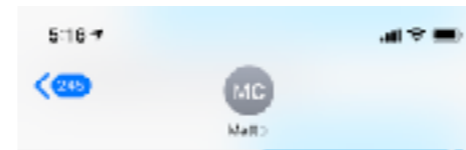
Today 5:25 PM



Can I add your name to support the project on 102a to this petition?

Delivered

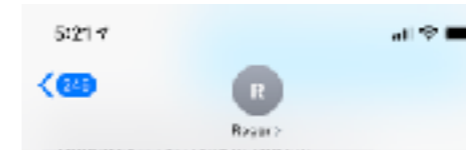
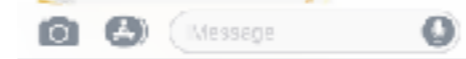
Of course



Oh can I add ur name to this

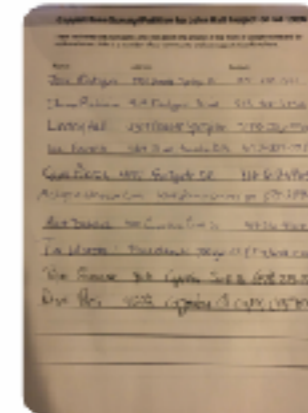
Yes

Thanks!



Building it as a spec house although we're weighing in on the design a little bit. Once it's almost built, we will decide then.

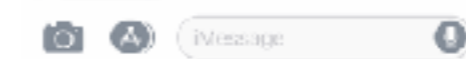
Today 6:16 PM



Can I add u to this list

Delivered

Absolutely!



Copperstone Survey/Petition for John Hall Project on lot 102A

I have reviewed the plans with John Hall about the project at the front of Copperstone and do not have issues. John is a member of our community and we support his efforts here.

| Name: | Address | Contact | |
|----------------------------|----------------------------|----------------|--|
| 1 Jose Rodriguez | 4301 Granite Spring, Dr | 573-673-4544 | |
| 2 Darren Baldwin | 4109 Frontgate Drive | 573-808-3790 | 2nd closest Proximity Neighbor |
| 3 Lindsay Hall | 4307 Granite Springs Dr. | 573-286-9900 | |
| 4 LUCI FICHTER | 4013 BLUE HOLLOW DR. | 573-881-0383 | Close proximity neighbor |
| 5 Carol Pierce | 4107 Frontgate DR. | 816-617-4964 | Closest Proximity Neighbor |
| 6 MICHAEL & CHRISTINA LINK | 4206 GRANITE SPRINGS DR. | 573-289-LINK | |
| 7 Matt Detelich | 4003 Copperstone Creek Dr | 417-380-9387 | |
| 8 Tim Worstell | 4001 Granite Springs Ct. | (573)673-5746 | HOA Board Director |
| 9 RYAN GRATHWOLD | 4070 Copperstone Creek Dr | (573)-289-1742 | |
| 10 Dave Pies | 4602 Copperstone Ct CO, MO | (413) 707-5238 | |
| 11 Matt Brand | 3906 Creekfront Way | 314-495-3134 | Closest neighbor from Spring Creek subdivision |
| 2 Derrick Deneke | 4072 Blue Hollow Ct | 573-228-3250 | |

- 13 Mike Patel 4109 Stone Grove Ct 573-239-2121
- 14 Doug & Maria Duncan 4103 Copperstone Creek 573-819-3265
- 15 Matt and Kathy Cervi ^(see text) 4100 Stone Grove Ct 573-356-3119
- 16 Trey James ^(see text) 4306 Granite Springs Ave 573-819-8205 ^{HOA Board Director}
- 17 Hap and Carolyn Hagerston ^(see email) 4011 Blue Hollow Dr. 573-424-8227
- 18 Brian Hickey ^(see text) 4101 Copperstone Creek 573-268-7728
- 19 Roger Sartain ^(see text) 4205 Granite Springs 314-898-3030
- 20 Wendy Sweetz ^(see text) 4200 Copperstone Creek Drive 573-424-6623
- 21 Eric Uffman 4106 Blue Hollow Drive 573-999-9847
- 22 Kenny Thull 4110 Frontgate Dr 573-268-0664
- 23. Brynn Kettle 4208 GRANITE SPRINGS 573-489-9834
- 24. KRISHNA METU 4002 COPPERSTONE CREEK DRIVE
573-529-1648
- 25. RAJ KATUPATHI 4201 Granite Springs, Dr 573-234-4137
PREETHI VERRAM
- 26 Brighton Homes LLC ^{owned by Russ Anderson} Lot 401 573-808-0570 ^{Lot Here The Sign}
- 27 Janet and Keith Russell ^{Russell Wamhoff} ^(see email) 4204 Granite Springs
- 28 Christy Bridgman ^(see email) 4309 Silver Valley Ln

