

March 9, 2016

Planning and Zoning Commission  
City of Columbia  
P.O. Box 6015  
Columbia, Missouri 65205-6015

Attn: Mr. Clint Smith  
cesmith@gocolumbiamo.com

**Re: Applications #16-34 and #16-35  
Christiansen Investments, LLC Annexation, Rezoning  
Christiansen Deline Subdivision Preliminary Plat**

It is our understanding these applications, if approved, will allow the development of approximately 71 acres of property located south of Brown School Road and southwest of the intersection with Highway 763. We are submitting the following comments in response to these applications.

Our family has owned a farm west of the above property on Brown School Road for 98 years (since March 1918) and has witnessed significant traffic increases and environmental changes due to the growth in the area. We believe continued growth must have appropriate requirements placed on the development or the area will experience continued deterioration in water quality and traffic congestion. The major concerns we have and recommend the City of Columbia address, as part of the development process, include: sanitary sewer service, runoff water quality, and traffic mitigation. These items are addressed below.

An alternative to the proposed development is annexation of the property into the City of Columbia with the current County zoning - some commercial along Highway 763 and the remainder of the property zoned as single family residential.

**Sanitary Sewer Service:**

It is our understanding the proposed project, as a requirement of annexation, will be required to connect to the City's public sewer system. The trunk sewer south of Brown School Road and along Cow Branch is to provide this service. Anticipating this requirement, our concern will be addressed.

**Runoff Water Quality:**

As building construction has increased up stream in the Cow Branch drainage, water quality has deteriorated and water quantity during rainfall events has increased. The decline in water quality is due to the number of lagoons and septic tanks in the area, erosion due to construction, and debris washing from roofs and parking lots. Water quantity has increased during storms due to the additional runoff from streets, parking areas, and roofs.

Reversing this water quality deterioration will be long term, however, it is our recommendation both the City and the County become more aggressive in solving the problems. Simply stated, development projects that cause the problems must have requirements imposed as part of their approvals to minimize the negative impacts of the project. We hope the City adequately addresses water quality issues when considering this project and not allow all runoff to simply discharge into Cow Branch.

**Traffic:**

Brown School Road has been improved from Highway 763 to Providence in recent years. This has helped to mitigate the increased traffic due to other development in the area. However, we note from the proposed plat, that ALL traffic generated by this proposed development may be forced to use Brown School Road for access for two reasons.

- White Tiger Lane does not connect to another street to the south
- Boone Industrial Drive is indicated to be constructed AFTER the right-of way is acquired. The construction of this street should be a requirement of approval and should not be conditional on "IF" or "WHEN" future negotiations are successful. Failure to construct Boone Industrial Drive will force all of the traffic from the proposed development on to Brown School Road. Even with the improved roadway, the carrying capacity of the road is questionable as to the additional traffic from this project.

We appreciate the opportunity to comment on this application and its impact on the area. Thank you for your consideration of these concerns. For follow up to this letter, please contact Janie Ausburn Harmon at 573-642-0888 or contact me at 801-462-1704.

Sincerely,



Rex Ausburn, P.E.  
Ausburn Farm LLC  
Columbia, Missouri  
rasandy@q.com

cc: Patrick R. Zenner  
Development Services Manager  
przenner@gocolumbiamo.com  
573-874-7239

Janie Ausburn Harmon  
janieharmon60@gmail.com