



Rusty Palmer <rusty.palmer@como.gov>

Case #127-2020/The Godfrey PD Plan

1 message

Caroline <caroline.dohack@gmail.com>
To: Rusty.Palmer@como.gov

Tue, Jul 7, 2020 at 1:07 PM

Hi Russ,

I'm writing in hopes that you will deny the proposed development of the Godfrey PD Plan. Allowing this plan to proceed would be detrimental to our neighborhood. Here's why:

1. That plot of land is not big enough for four 4-plex buildings with parking. We'd have tenants and their guests piled on top of one another.
2. And that's assuming there would be steady occupancy. North Columbia and Downtown Columbia already have been ravaged by overzealous developers who now struggle to fill their units. Last year the situation was so dire that property managers had to buy students out of their campus housing contracts just to fill rooms. With the pandemic affecting university enrollment, it's doubtful we'll suddenly see a big need for additional housing of this sort.
3. Traffic in that area is already pretty hairy at rush hour. Having more people trying to enter and exit a parking lot on a curvy hill with limited visibility is Wilson's-on-Forum crazy.
4. I question what the addition of 16 apartments would do to existing infrastructure/stormwater issues.
5. Once the green space is gone, it's gone for good.

I hope you will consider these points in your decision. I know many of my neighbors feel the same way.

Sincerely,

Caroline Dohack
2700 Greenbriar Drive
573-429-1305



Rusty Palmer <rusty.palmer@como.gov>

Apartment Rezoning off of Green Meadows

1 message

Jacquelyn Ward <jward2233@yahoo.com>
To: rusty.palmer@como.gov

Mon, Jul 6, 2020 at 1:07 PM

Dear Mr. Palmer,

I live on Trail Ridge Drive, right off of Green Meadows, close to the rezoning request at Rock Bridge Christian Church. I have concerns about the land being rezoned for 16 apartments and 36 parking spaces. It would increase the traffic flow on Green Meadows, which is already a mess, especially around 4:30 at the 4 way stop by the Fire Station. It would also hurt the property value of our home and neighborhood. We have plenty of apartments on Green Meadows as it is and do not need anymore rentals. I encourage you to vote against rezoning this property for additional apartments.

Thank you,
Jacquelyn (Jacquie) Ward
PH: 573-864-5366
3103 Trail Ridge Drive

Sent from my iPad



Rusty Palmer <rusty.palmer@como.gov>

Apartment rezoning off of Green Meadows

1 message

Jean Ward <jeanward1975@yahoo.com>
To: rusty.palmer@como.gov

Mon, Jul 6, 2020 at 6:20 PM

Dear Mr. Palmer,

I am writing in opposition of the Godfrey PD Plan that is on the agenda to be discussed this Thursday, July 9th. I live on Trail Ridge Drive, off of Green Meadows, and I already have concerns with the number of apartments/rentals that are in this area. It seems to me that Columbia has plenty of apartments and is actually overrun with options. There are numerous of apartments in our area (Fireside, Forest Village, Green Meadows Rentals, Rock Bridge Apartments, plus many houses) that have for lease signs advertising current availabilities. Another factor to be considered, Green Meadows is already a highly traveled street without adding more automobile traffic. I encourage you to vote against the rezoning of this property for apartment buildings.

Thank you,
Jean Ward
(573) 864-3451

Sent from my iPhone



Rusty Palmer <rusty.palmer@como.gov>

Green Meadows proposed apartments we discussed

1 message

Carol Davis <cdavis.noproblem@gmail.com>

Thu, Jul 9, 2020 at 7:28 AM

To: rusty.palmer@como.gov

Hello, Rusty:

I've owned a home on Skylark Drive for 19 years. That is why I strongly feel that the large lot on Green Meadows next to Rockbridge Christian church should NOT be used for yet another high-density housing development in this area. Most of the neighborhoods within 2 miles or so of the Rockbridge church are single family dwellings. On a Google satellite map of this part of town, clearly there are several already-existing high-density rental apartment complexes. All of these are East of the lot being proposed for the new 4 units of 4 apartments each. These include the Fireside apartments on Green Meadows, the Forest Village apartments North of there on the access road running next to Providence Road, and many gigantic apartment complexes that lie East of Providence toward Walmart (Deer Park) and South of Walmart on Nifong, and a huge one Rock Quarry Road. Go further East yet and there are Copper Beech to the North of Nifong. I believe the map also shows that West of Rockbridge Christian church there are entirely single-family homes.

I know I don't have to tell you how another apartment complex on Green Meadows might affect the traffic on Green Meadows and the Providence/Nifong area. For those of us who are homeowners, the idea of another development with more renters coming and going all hours (who tend to be students or folks who have somewhat transient lives) makes us cringe with dread. Does Columbia really need any more giant apartment complexes? I am serious.

Therefore, I humbly suggest that the owners of the Green Meadows property consider using it for single-family homes, or perhaps even tasteful duplex-style condos like Crescent Green, directly across from their vacant lot. Either of those would seem more appropriate and a kinder use of the land, and one that would be more compatible with the Green Meadows zone.

The lot might even be donated for Habitat for Humanity homes, perhaps 3 or 4 of them. What an unselfish, historically appropriate gesture that would be!

Thank you for listening,

Carol Davis
3205 Skylark Dr.



Greenbriar/Trail Ridge Neighborhood Association

8 July 2020

Russell “Rusty” Palmer
Planner | Community Development
Liaison | Historic Preservation Commission
City of Columbia
701 E. Broadway, P.O. Box 6015
Columbia, Missouri 65205-6015

Re: Greenbriar/Trail Ridge Neighborhood Assn Response to Case #127-2020.

Dear Mr. Palmer,

We are responding to a request by A Civil Group (agent) on behalf of West Rock II, LLC (owners) for approval of a rezoning and development plan to be known as, "The Godfrey PD Plan." The applicant is proposing four (4), four (4)-unit apartment buildings (16 units) with vehicular access onto Green Meadows Road. Their 1.45-acre property is located at the northeast corner of the intersection of Green Meadows Drive and Green Meadows Circle.

Our understanding is that the applicants are seeking to rezone their property at the northwest corner of Green Meadows Road and Green Meadows Circle, from R-1 (One-family Dwelling) to PD (Planned District) to facilitate the construction of four apartment buildings, each housing four (4), two (2) bedroom units.

- The proposed PD plan depicts these units arranged around a central parking area, with three (3) buildings to the west and one to the east.
- Each building is oriented to face the entry drive and parking area.
- Each unit includes a one-car garage (16 total spaces) and there are 34 on-site surface parking spaces provided to residents and visitors.
- The on-site surface parking provided is 15 spaces in excess of those required.

Neighborhood Response - The Neighborhood generally agrees with the City Staff conclusions and recommendation to deny noted here.

“Staff believes the requested PD (Planned District) zoning is appropriate for this location due the site constraints and the opportunity it affords developers to use creative solutions to mitigate contextual impacts. However, the proposed development plan appears to be an effort to maximize density on a high-visibility

site that is located along a high-traffic corridor. The PD plan fails to incorporate enhanced amenities, quality open space for its users or the City, and offers little innovation in its design or housing options all of which are core purposes for why a property should be considered for rezoning to a PD district. Furthermore, the proposed setbacks shown on the Plan are contextually out of character with similarly dense developments along the Green Meadows corridor. The setbacks should be reestablished to ensure a proper setback is achieved from Green Meadows Road.”

Further, we believe it to be detrimental to grant the design exception from requirements of Section 29-4.7(f) and relief from the setback requirements. Other areas the neighborhood objects to are as noted:

1. Trash collection driveway access from Green Meadows Circle, access should be from the center parking area.
2. No attempt at energy efficiency or independence is noted, such as solar or permeable paving.
3. Zoning change and density shift the commercial corridor to the four-way stop at Bethel/Green Meadows further impacting the existing R1 established neighborhood.
4. Traffic infusion would put too great of pressure on an already crowded access to Providence Road.

We would also like to underscore our general agreement with the thoughts and comments put forth by the **Rock Bridge Christian Church Social Justice Team** in their letter dated July 9, 2020.

We hope you will take the time to continue to support responsible land use, particularly on this unique parcel, and deny what appears to be an effort to maximize density on a high-visibility site that is located along a high-traffic corridor, and do what you can to prevent its realization.

Thank you for your patience, and your hard work on our behalf.

Traci Wilson-Kleekamp, President
James Reese, Vice President
Sarah Hill, Secretary
Greenbriar/Trail Ridge Neighborhood Association

Dear Planning and Zoning Commission Members,

Members of the Rock Bridge Christian Church Social Justice Team are writing to you about West Rock II, LLC's plans to develop the property at the Northeast corner of the intersection of Green Meadows Dr. and Green Meadows Cir. We are opposed to these plans and we urge you to keep our concerns in mind when it comes time for you to review the situation.

Part of our team's effort is to help shape a Columbia that removes obstacles to economic dignity. RBCC's Social Justice team strongly believes quality housing is central to the health and wellbeing of all families. It helps foster relationships and opportunities in communities and allows families to support positive child development. Our church's commitments to the dignity of and joyful welcome of every race, ethnicity, age, sexual and gender identity, economic status, educational level and differing ability means that we must work toward including all within our community as well. Ultimately, if we hope to address inequity, we must address our affordable housing shortage.

We support Columbia's own Strategic Plan, which calls for helping 50 low-moderate income, first-time homebuyers purchase a home. It also calls for increasing the stock of affordable, energy efficient homes. These are goals our church members would like to see the city meet and surpass. This plan would not help us meet those goals and in fact, doesn't seem to meet the goals of a PD district since it does not offer anything back to the community.

This development does not seem to be an attempt to expand affordable housing, or promote a mixed-income community and as the staff report to the Commission states the plan, "appears to be an effort to maximize density on a high-visibility site that is located along a high-traffic corridor".

We hope you will take the time to learn all you can about the proposed development, recognize the hazard it poses to a uniquely situated lot, and do what you can to prevent its realization.

Thank you for your patience, and your hard work on our behalf.

Members of the Rock Bridge Christian Church Social Justice Team

Virginia Bzdek	Mandy Manderino
Brad Boyd-Kennedy	Sharmini Rogers
Victoria Boyd-Kennedy	Pamela Short
Rev. Sarah Klaassen	Rebecca Shaw



Rusty Palmer <rusty.palmer@como.gov>

#127-2020 Godfrey Plan- Letter to P&Z

1 message

Rebecca Shaw <rebeccalynnshaw@gmail.com>

Wed, Jul 8, 2020 at 9:09 PM

To: Rusty.Palmer@como.gov

Mr. Palmer,

Acting as the current co-chair of the Rock Bridge Christian Church Social Justice Team, I present to you the attached letter from our team to the Planning and Zoning Commission in response to the request to rezone related to case #127-2020.

I am also a resident in the neighborhood, at 2615 Vail Dr. and oppose the rezoning of this lot. Our community is primarily single-family residential housing and rental units. My primary concern is that this area is one of the few remaining areas on the South side of town where homes are affordable to low-median income families where public transportation and other amenities are accessible. I believe in the City of Columbia's goal of creating mixed income neighborhoods. This particular piece of land is used by many in the neighborhood to play with children and pets and is one of the few open 'green' spaces in the area. This development plan reduces usable, open space significantly and seems to be a very dense number of units that may impact traffic flow at the corner of Green Meadows Dr. and Green Meadows Circle (already difficult to pull out from Circle to Drive during morning traffic). I'm not certain this fits the definition of "to promote environmentally sound and efficient use of land".

Thank you for your attention,
Rebecca Shaw

**RBCC SJ Team Letter to P&Z.docx**

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Case # 127-2020
The Godfrey PD Plan
Rezoning & Development Plan

25th July 2020

Re: Trail Ride Block III HOA response to Case #127-2020.

Dear Mr. Palmer,

We are writing to you regarding the request from *A Civil Group*, on behalf of West Rock II LLC, to approve the rezoning and development of what has been named "The Godfrey PD Plan." This proposal seeks to rezone the property from R-1 (One-family Dwelling) to PD (Planned District) to allow the construction of four apartment buildings, each of them housing four, two-bedroom units with vehicular access onto Green Meadows Road.

While our HOA was not notified of the original hearing scheduled for July 9th, 2020, several of our members live on Green Meadows Circle and therefore, will be negatively impacted should this plan be approved. In fact, we became aware of this proposal only through the local news, our neighbors from the Greenbriar/Trail Ridge Neighborhood Association, and the members of the Rock Bridge Christian Church Social Justice Team.

We, the Trail Ride Block III HOA board, have reviewed the original proposal and the report prepared by your office. We agree with your assessment and would like to voice, on behalf of the members of our neighborhood association, our strong opposition to *The Godfrey PD Plan* based on the following facts:

- As stated in your report, the proposed development plan clearly exceeds the capacity of the property and seems more like an effort to maximize density, which in turn will negatively impact the quality of life of the current residents.
- While we may welcome proposals in line with PD district zoning guidelines, that include enhanced amenities, innovation in terms of housing options and design, and the creation of neighborhoods that promote walkability and connectivity, *The Godfrey PD Plan* fails to offer any of these options.
- As you know, Green Meadows Road has already serious traffic issues and is the primary route for residents living in the Greenbriar/Trail Ridge neighborhood and the residents of Green Meadows Circle, which include the Columbia Fire Department Station #7. A housing unit complex of the size proposed by *The Godfrey PD Plan* will likely increase the already existing traffic issues, thus posing a health risk for residents of the adjacent neighborhoods.
- Lastly, all of us – residents of the Greenbriar/Trail Ridge neighborhood – made significant financial commitments and investments to secure a peaceful place to raise our families, which is expected for R-1 (One-family Dwelling) zones. Any development that goes against this

expectation will likely depreciate the value of what is perhaps the biggest investment of our lifetime, namely our home.

We would like to thank you for all the hard work you have done at evaluating this proposal. As mentioned before, we agree with your assessment that this is not a viable option for the Greenbriar/Trail Ridge neighborhood, and we look forward to working with you on future projects that truly embraces the goals of *Columbia Imagined* and planned districts. That is, projects that promote an environmentally sound and efficient use of land together with more usable open spaces and amenities for their residents.

Sincerely,

The Trail Ride Block III HOA board

Matt Backus
Aaron McMorris
Patrick Shiu
Kathy Maxey
David Mendoza