



Clinton Smith <clinton.smith@como.gov>

FW: comment for 7/21 P&Z meeting

pyronwode@mchsi.com <pyronwode@mchsi.com>
To: Clinton.smith@como.gov

Mon, Jul 18, 2022 at 11:42 AM

From: pyronwode@mchsi.com <pyronwode@mchsi.com>
Sent: Monday, July 18, 2022 11:40 AM
To: CClinton.Smith@como.gov
Cc: pyronwode@mchsi.com
Subject: comment for 7/21 P&Z meeting

Please forward the following comments to the P&Z Commissioners:

We recently received notice of a hearing at P&Z which is of great concern to us as we live in the Spring Valley neighborhood and travel along Broadway on an almost daily basis.

The matter to be heard on July 21 concerns the proposed rezoning of a lot on the south side of Broadway between Maplewood and Manor Drives. This lot formerly held a moderate sized single family house with extensive landscaping a few years ago was acquired and demolished by D&D Investments. This group of unscrupulous speculators are the same ones who had earlier pressured owners on the north side of Broadway to sell 8 perfectly serviceable smaller houses across Broadway on the east side of Clinkscales which they subsequently demolished. This spring they continued their depredations by removing the few mature trees which had been left when these houses were destroyed. The area is now a featureless lawn that serves no useful purpose and the owners have coyly refused to admit their intentions for the land. I suspect that they will ultimately seek to replat and re zone it to allow for construction of the maximum number of multi-unit residences or worse, commercial or office structures. They are simply waiting for a sufficiently high price.

In the present case the petitioner is seeking to re-zone from R-1 (one family dwelling) to Mixed Office (M-OF) to allow for construction of a dental office. This is clearly incompatible with the entirely residential character of the south side of Broadway. The only exception to this use is Diggitt Graphics the zoning of which is long "grandfathered". If allowed to proceed we will soon see many good-sized lots along the south side being treated the same way; purchased by a deep-pocket speculator, the house destroyed, and re-zoning pursued to continue commercializing Columbia's most scenic and historic thoroughfare.

The owner of any property may demolish the structure on it without any meaningful control by the city, however egregious this demolition might be. Typically, once the house is gone there is a well-established history of allowing nearly any kind of new construction since empty lots appear to be anathema to city authorities. Except for structures that are clearly derelict or seriously beyond rehabilitation, no demolition should be permitted until the proposed replacement structure is reviewed and approved, but I doubt this useful reform will be implemented any time soon.

Please reject proposed re-zoning of the lot at Manor and Broadway on Thursday July 21. This grotesque assault on the integrity of Broadway can and must be stopped.

Peter Yronwode

203 Orchard Ct

573 874 0982



Virus-free. www.avg.com

From: 'karen riney' via Planning <planning@como.gov>
Date: July 18, 2022 at 1:45:18 PM CDT
To: planning@como.gov
Subject: [Planning]: Zoning Case#197-2022
Reply-To: karen riney <karenriney@yahoo.com>

As a home owner at [11 Maplewood Dr.](#) I am opposed to the rezoning of the property at the corner of Manor Dr. and Broadway. I am concerned about traffic, noise, lighting in the parking lot and future development to the area. Please vote no for rezoning.

Thank You!

Karen Riney

Sent from my iPhone

From: **Jennifer Ware** <doctorjware@gmail.com>
Date: Mon, Jul 18, 2022 at 4:48 PM
Subject: [Planning]: 197-2023 case
To: <planning@como.gov>

Good afternoon,

My name is Dr Jennifer Hawkins, I live at 201 Maplewood Dr, Columbia MO 65203. I am unable to make it to the zoning meeting.

I am opposed to changing the zoning for this property on maplewood and Broadway. Anything but a residence would create and attract more traffic to the area. We have many children on this street and staying safe is already a concern. We do not need a reason to attract non residential traffic. In addition multi housing should also be out of the question.

Thank you for your consideration.

James & Jenny Hawkins

From: <noreply@gocolumbiamo.com>
Date: Tue, Jul 19, 2022 at 2:56 PM
Subject: Planning And Zoning Commission - Contact Form : 7-19-2022 02:56:25 pm
To: <Patrick.Zenner@como.gov>

The following form submission was received on the City of Columbia website. The sender has been notified of the successful receipt of this request. Recipients should respond to this request within a reasonable time frame, normally within 1 to 3 business days. For more information regarding origin of this message or to report spam contact the Webmaster at webmaster@como.gov

Below are the results of a Web form submitted on: July 19th, 2022 at 02:56PM (CDT).

Name: Ann Alofs
Email Address: aalofs@cpsk12.org
Comments: Dear Planning and Zoning Commission,

I'm writing to you in regards to case #197 2022 on your agenda for 7/21/22. This is a request to approve a zoning change from a residential lot to a commercial lot at the corner of Manor Dr. and Broadway. My household is NOT in favor of this change, mostly due to increased traffic is will cause on our street. The City of Columbia has identified Manor Dr. as a residential street with traffic concerns and they are currently discussing solutions. Previously, we've added a sidewalk, with bump outs, as well as two speed humps to try to help slow traffic.

If you were to watch the traffic on Manor Dr., you would see children walking to Russell Elementary in one direction, and teens walking to West Middle in the other. Adding a business to this corner where just this morning I watched a 12-year-old navigate across already-busy Broadway on his way home from summer band at West Middle is both unsafe and detracts from our residential neighborhood.

It seems the staff report recommendation is to deny this zoning change and I hope you will agree. Thanks so much for your time.

Ann Alofs
701 Manor Dr.

From: noreply@gocolumbiamo.com
Date: July 20, 2022 at 11:37:50 AM CDT
To: Patrick.Zenner@como.gov
Subject: **Planning And Zoning Commission - Contact Form : 7-20-2022 11:37:48 am**
Reply-To: calebcheavens@gmail.com

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Below are the results of a Web form submitted on: July 20th, 2022 at 11:37AM (CDT).

Name: Caleb Cheavens
Email Address: calebcheavens@gmail.com
Comments: ATTN PLANNING AND ZONING

Hello, I am emailing in regard to the proposed rezoning of a residential property on the South side of Broadway between Maplewood and Manor Drive. This property should not be rezoned for office use, mixed-use, or any other commercial interest. Developers have ample opportunities in the area to invest in improving our community without encroaching on residential areas.

Thank you,
J. Caleb Cheavens
[506 Westridge Drive](#)

From: Lawrence Ganong <lawrenceganong@gmail.com>
Date: July 20, 2022 at 11:22:08 AM CDT
To: planning@como.gov, ward4@como.gov
Subject: [Planning]: Planning and Zoning Case 197-2022

I am sending this email to oppose the proposed zoning changes for case #197-2022 (Broadway between Manor Drive and Maplewood). These neighborhoods are residential areas in which older couples, families with young children, younger couples, and single individuals reside. Changing the zoning from single family residences to multi-use for this property would be a profound change for the neighborhood by increasing traffic, daytime noise, and nighttime light pollution in a quiet neighborhood of homes (and two churches). Manor Drive, which is already a street with serious traffic issues (i.e., extra-heavy use and speeding by people cutting through from Stadium to Broadway), would become an even bigger problem if this rezoning happened. Another issue for homeowners in this neighborhood would be the negative effect on property values of having a business or office at this location. Finally, the need for more multi-use properties on west Broadway is questionable. Within a mile of this location there are at least four more appropriate properties already zoned for businesses, offices, and other commercial activity. All four of these locations have empty spaces, so I seriously question the need to change the entryway into a stable residential neighborhood with yet another commercial property. I see no good reason to make this zoning change, and I foresee problems affecting many Columbia residents if this change is made. Please contact me if you have questions or need additional input.

Lawrence Ganong
[111 Manor Ct](#)
[Columbia, MO 65203](#)
573.355.4801



Patrick Zenner <patrick.zenner@como.gov>

Planning And Zoning Commission - Contact Form : 7-20-2022 03:10:06 pm

noreply@gocolumbiamo.com <noreply@gocolumbiamo.com>
Reply-To: long.annmarie@gmail.com
To: Patrick.Zenner@como.gov

Wed, Jul 20, 2022 at 3:10 PM

The following form submission was received on the City of Columbia website. The sender has been notified of the successful receipt of this request. Recipients should respond to this request within a reasonable time frame, normally within 1 to 3 business days. For more information regarding origin of this message or to report spam contact the Webmaster at webmaster@como.gov

Below are the results of a Web form submitted on: July 20th, 2022 at 03:10PM (CDT).

Name: Ann Marie Long

Email Address: long.annmarie@gmail.com

Comments: I'm contacting you regarding the property at Manor and Broadway, with a Thursday evening hearing that I cannot attend.

I am a neighbor to this "project," and very opposed to the re-zoning.

I am tremendously concerned about both this specific property and also the precedent it may set, thus the larger issue of a neighborhood culture and demolition requirements needs to be addressed to prevent ongoing conflicts between moneyed interests and the communities who must live with the consequences.

The lack of Demolition standards means **any** structure, in great shape, historic, residential, whatever, can be removed at will by those with money. The home on this Manor-Broadway property was a home, in decent condition. It was destroyed without valuing it as part of our community.

When the choices for how a neighborhood looks and feels are held in the hands and whims of the wealthy who neither live in these places, nor care about the changing dynamics, nor have any concerns about the future viability or livability of the area or their "project," we have no recipe for healthy neighborhoods.

It's more "free market," which means those who can profit, will, by exploiting whatever they can around them. Like pleasant neighborhoods.

They USE the area we invest our lives in for their profit-plans.

As citizens, we want meaningful protection, and it needs to be in the form of demolition standards and approved replacement plans BEFORE demo is permitted. Neighbors ALWAYS need a say.

Meanwhile, each and every time they clear-cut the homes and vitality of an area for their exploits, a massive groundswell of opposition is required, and it's exhausting to the neighborhoods. Few can routinely show up to oppose each ongoing stage.

Please help re-envision the way forward!!!

Thank you!!

Ann Marie Long

IP:173.24.76.101

Form: City of Columbia Contact Form

From: noreply@gocolumbiamo.com
Date: July 20, 2022 at 10:51:15 AM CDT
To: Patrick.Zenner@como.gov
Subject: Planning And Zoning Commission - Contact Form : 7-20-2022 10:51:13 am
Reply-To: songbirdpoetry2@gmail.com

The following form submission was received on the City of Columbia website. The sender has been notified of the successful receipt of this request. Recipients should respond to this request within a reasonable time frame, normally within 1 to 3 business days. For more information regarding origin of this message or to report spam contact the Webmaster at webmaster@como.gov

Below are the results of a Web form submitted on: July 20th, 2022 at 10:51AM (CDT).

Name: Mary Kate Protzman

Email Address: songbirdpoetry2@gmail.com

Comments: I am pasting a letter here written by citizen Peter Yronwode because I wholeheartedly agree with him and hope that the P&Z people do not rezone this plot on Broadway from residential to commercial. "We recently received notice of a hearing at P&Z which if you have not heard of it should be of great concern to your excellent organization.

The proposal to be heard at 7 PM on July 21 concerns the proposed rezoning of a lot on the south side of Broadway between Maplewood and Manor Drives. This lot formerly held a moderate sized single family house with extensive landscaping that 1 or 2 years ago was acquired and demolished by D&D Enterprises. This group of unscrupulous speculators are the same ones who had earlier pressured owners on the north side of Broadway to sell 8 or 9 perfectly serviceable smaller houses across Broadway on the east side of Clinkscales which they subsequently demolished. This spring they continued their depredations by removing the few mature trees which had been left when these houses were destroyed. The area is now a featureless lawn that serves no useful purpose and the owners have coyly refused to admit their intentions for the land. I suspect that they will ultimately seek to replat and re zone it to allow for construction of a large number of multi-unit residences or worse, commercial

or office structures. They are simply waiting until some other speculator offers a sufficiently high price. The same tactic was used when the multiple duplexes were built further east on the north side of Broadway by Evorg (Grove) construction. In the latter case, however, despite neighborhood objection nothing could be done as the property was already zoned R2.

In the present case the petitioner is seeking to re-zone from R-1 (one family dwelling) to Mixed Office (M-OF) to allow for construction of a dental office. This is clearly incompatible with the entirely residential character of the south side of Broadway. The only exception to this use is Diggitt Graphics the zoning of which is long "grandfathered". Just as your group acted quickly to prevent the inappropriate use of the two historic houses at Broadway and West Blvd, I hope you will also oppose this even more egregious speculative proposal. If allowed to proceed we will soon see every good-sized lot along the south side being treated the same way; purchased by a deep-pocket speculator, the house destroyed, and re-zoning pursued to continue commercializing Columbia's most scenic and historic thoroughfare.

The owner of any property may demolish the structure on it without any meaningful control by the city, however egregious this demolition might be. Typically, once the house is gone there is a well-established history of allowing nearly any kind of new construction since empty lots appear to be anathema to city authorities. Except for structures that are clearly derelict of seriously beyond rehabilitation, no demolition should be permitted until the proposed replacement structure is reviewed and approved, but I doubt this useful reform will be implemented any time soon.

But I digress. Please bring your supporters to the P&Z meeting on the proposed re-zoning of the lot at Manor and Broadway on Thursday July 21. This grotesque assault on the integrity of Broadway can and must be stopped.

Peter Yronwode"

From: **Tom Wellman** <Tom.Wellman@como.gov>
Date: Tue, Jul 19, 2022 at 3:52 PM
Subject: Case #197-2022 Rezoning lot at Manor-Maplewood-Broadway
To: Patrick Zenner <Patrick.Zenner@como.gov>
Cc: Rachel Carter <racheldcarter@gmail.com>

Hi Pat,

I live next door to this lot for which the rezoning request has been filed. I'm pretty sure my wife and I will make it to the meeting tomorrow, but wanted to pass my support along for the rezoning in case something comes up.

The dentist and her engineer met with my wife and I to discuss the project back in March. In general we support the rezoning request. It's a pretty gentle use next door to us. And, although I understand that it opens the property up to something else if the dentist office closes, it seems like an acceptable risk.

The concerns we have are than parking lot light be as low-intensity as possible and that it be directed down as much as possible -- not inadvertently lighting our windows.

It would be nice if future use could be restricted to normal office hours in case the dentist leaves, but we understand that that might not be possible.

Regardless, we support rezoning for the dentist office.

Tom



Patrick Zenner <patrick.zenner@como.gov>

Planning And Zoning Commission - Contact Form : 7-20-2022 04:52:26 pm

noreply@gocolumbiamo.com <noreply@gocolumbiamo.com>
Reply-To: jmbezler@bezlerlawfirm.com
To: Patrick.Zenner@como.gov

Wed, Jul 20, 2022 at 4:52 PM

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Below are the results of a Web form submitted on: July 20th, 2022 at 04:52PM (CDT).

Name: Janet M Bezler

Email Address: jmbezler@bezlerlawfirm.com

Comments: I am not available for the P&Z meeting on 7/21/22. I reside at 107 Maplewood Dr and would like to be heard regarding Case #197-2022.

I am strongly in favor of allowing the dentist's office to be built at the intersection of Manor/Broadway/Maplewood. This corner is not appropriate for commercial property or higher density residential as set forth in the "Columbia Imagined" plan. I have lived in this neighborhood for a total of 25+ years and owned 2 homes. I also had an office at Pershing and Broadway. This is a quiet, family oriented neighborhood, in spite of the many rentals. We do not want, nor can the infrastructure handle, any type of multi-family or commercial building on that corner. The residents have no interest in a commercial property that would attract traffic, noise and crime.

The 5 acres on the north side of Broadway presents enough of a threat to our quiet little neighborhood. I am one of many single seniors in this neighborhood. The convenience to services and the historical safety of this neighborhood is very important to us. An attractive small office building would provide a good buffer between us and Broadway, which will eventually be widened, and the 5 acres.

I strongly suspect that no one on the staff, the P&Z Commission or the City Council live in this neighborhood so it is imperative that the residents be considered. Only 12 postcards were sent out about the meeting. That's totally insufficient given that this decision directly impacts all of Maplewood and Manor north of Rollins and Clinkscapes south of Worley. I hope the staff will reconsider their recommendation and that the P&Z Commission will either vote to allow the dentist's office or send the matter to the City Council for more thorough consideration.

Thank you

IP:216.106.40.147

Form: City of Columbia Contact Form

Case #197-2022 Petition to rezone lot at Broadway and Manor

Rachel Carter <racheldcarter@gmail.com>
To: patrick.zenner@como.gov

Thu, Jul 21, 2022 at 11:34 AM

I'm writing to show strong support for this petition. My husband and I live on the property adjacent, 9 Maplewood Drive. The lot has been standing empty for six years, posing a lot of question marks for the neighborhood. When Dr. Williams and her engineer talked to us in March, the proposal was a relief: one driveway onto the Manor Drive side, with lighting and buffer landscaping to be regulated by the Planning codes. Multiple homeowners, had the ground been subdivided, would have had much more scope to disrupt our peaceful neighborhood.

The proposed new M-OF zoning does have a daunting list of uses permitted should the dentist office not work out, so we were reassured that Dr. Williams seems quite earnest in her plans. Dentists' offices in general have a successful record and we've been pleased to see her advertising on tv and internet, as evidence that she intends to make this work.

We also have a lot of respect for her choice to set up business at a property that's in the central city, cleared and handy to available infrastructure. This seems by far the best use of city resources. We'll welcome her influence, as similar to ours, when the open property across Broadway comes up for development.

Thanks for your time and attention to my concerns.

Rachel Carter

Planning And Zoning Commission - Contact Form : 7-21-2022 12:04:02 pm

noreply@gocolumbiamo.com <noreply@gocolumbiamo.com>
Reply-To: talk@kevingamble.com
To: Patrick.Zenner@como.gov

Thu, Jul 21, 2022 at 12:04 PM

The following form submission was received on the City of Columbia website. The sender has been notified of the successful receipt of this request. Recipients should respond to this request within a reasonable time frame, normally within 1 to 3 business days. For more information regarding origin of this message or to report spam contact the Webmaster at webmaster@como.gov

Below are the results of a Web form submitted on: July 21st, 2022 at 12:04PM (CDT).

Name: Kevin Gamble
Email Address: talk@kevingamble.com
Comments: Hello. I am writing to share my opposition to approval of P&Z Case #197-2022.

As a resident of the nearby Spring Valley neighborhood, I observe on a daily basis the variables in this area and how they impact residents. This area, while not far from commercial developments, is very residential in nature, and is one of Columbia's oldest and most established residential neighborhoods.

As a Columbia resident since 1974, I feel that protecting established residential neighborhoods is a primary concern. These neighborhoods, with long-established identities and character and mature trees, are not a renewable resource - once converted into something else, they are lost.

Additionally, the increasing vehicular traffic load in this area is already a burden for residents, creating challenges for pedestrian traffic (which is considerable, with schools, grocers and the ARC nearby). Additional commercial use will only add to this burden.

I believe this area being zoned as residential has a purpose, and that rezoning to commercial use goes against that purpose. I support the reasoning for denial of rezoning that is outlined in the staff report (<https://gocolumbiamo.legistar.com/View.ashx?M=F&ID=11059612&GUID=D6E5A66C-5E8C-4D4B-A691-21821BDBC224>), mainly that there are abundant commercial spaces nearby that can already support this kind of use, which makes rezoning an established residential area unnecessary and damaging.

While I understand the benefits of economic development and potential convenience of mixed-use neighborhoods, I believe this is best implemented in new developments and existing developed areas near residential areas, not through arbitrary insertion of rezoning into established neighborhoods.

Thank you for your consideration.

Kevin Gamble
326 Crown Point, 65203

IP: 173.24.76.101
Form: City of Columbia Contact Form

re: P & Z meeting Case # 197-2022 meeting date July 21, 2022

Lanham, Carrie <LanhamC@missouri.edu>
To: "patrick.zenner@como.gov" <patrick.zenner@como.gov>

Thu, Jul 21, 2022 at 4:18 PM

Patrick: Thank you for taking the time to speak with me this afternoon. Below are our comments on the proposed dentist's office bldg. to include into tonight's P& Z meeting. My husband & I are not able to attend this evening but wanted to get our feedback on this zoning request.

Let me start off by saying we **ARE NOT** in favor of rezoning this from single-family housing to commercial/mixed use property. Many of my neighbors, whom I have spoken to, are also in agreement. They may be at the meeting this evening or have submitted their comments also.

We are long-time residents of Maplewood Drive, 44 years. We love this area because of the large lots and mature trees. Over the years, there has been a growing development of property that is not single-family homes. Most of this has been on the north side of Broadway with the building of the condos on the corner of Broadway and Pershing, the office complex just to the west of the condos, and then the addition of the townhouse development farther to the west. The large empty property on the corner of Broadway and Clinkscales will undoubtedly be developed into some commercial property in the next few years based on the fact that all the houses were demolished, the trees cut down and that it is still an empty lot today.

This "commercialization" of the property frontage on Broadway is not the environment that a single-family neighborhood is looking for. Based on the site plans and elevations submitted the design doesn't match the existing homes in the neighborhood, the large parking lot may have run-off issues based on its size and slope. We are also concerned that an empty lot after-hours and weekends is an "attractive nuisance" to skateboards, unsupervised children, people with theft/criminal intent since this is a dental office and drugs are present. Because the lot is behind the bldg. police driving by would not be able to see anything going on behind the building at night. Any commercial development on the south side of Broadway in this long-time single family home neighborhood degrades that environment. Potentially it could impact the value of our homes.

I can also surmise that in the future the large lot with the house across Maplewood on the east side could be purchased in the future by a developer who would then have a much larger lot and would request re-zoning, then "there goes the neighborhood" in my opinion. That hand writing is on the wall though.

Many “planned” mixed-use communities like, the Village of Cherry Hill, are great, well planned, same architecture, etc. and are wonderful for people that like to live in that environment. That is neither myself and my husband and my neighbors. **We respectfully request that the zoning remains as a single-family only use.** Thank you for your consideration

Sincerely,

Rick & Carrie Lanham

Caroline Lanham

Richard Lanham

[210 Maplewood Drive](#)

[Columbia, MO 65203](#)

(573) 268-5860 cellphone #

LanhamC@missouri.edu