

HAL JAMES
3605 BARBERRY AVE

Don't kid yourself. This has nothing to do with affordable housing. It is only about a fast talking contractor making money.

There are 4 major problems with this rezoning

- 1) The density is too high for this area
- 2) The plan creates a bad precedent for the area.
- 3) The zoning does not conform or complement any existing Zoning on the north side of the street all the way to route E
- 4) The plan sweeps a long-proposed recommended collector street under the rug and that rug is right in my living room.

Let me start by saying ----I have been CEO Missouri Credit Union for 43 years and I do agree that it is hard to purchase your 1st home.

But I can assure you 1st time home buyers are being created every month. In the last 3 decades, I bet Missouri Credit Union has financed more 1st time home buyer real estate purchases than probably anyone in Columbia. We have worked hard to facilitate 1st time home buyers primarily by having almost no fees for 1st time home buyers (just ask any realtor).

Now that being said I have seen a lot of zoning plans, I agree there are places that the R-2 and R-MF as being proposed here make sense INSIDE the City of Columbia. Areas where development has stalled or has matured and few options are left to maximize the property as well as areas where redevelopment is needed to upgrade and rejuvenate an area INSIDE the City of Columbia.

This proposal could make sense where there are already developed wider streets with curbs and sidewalks and storm sewers and streetlights in place. NONE of that exists on the road east or west of this proposal.

Gibbs Rd and Barberry Ave are together an unimproved county road. It's only 20 ft wide with ditches 2 ft to 6 ft deep on either side. How in the world do you think this road is going to handle the very high density proposed here.

Have any of you even driven on these roads. There are only a couple ways in and out. And when it says 15mph you better be doing 15mph. No one should even think about trying to walk on that road as it is more than dangerous RIGHT NOW TODAY. And I for one do not want to see a youngster who wanders out on the road on a bike get run over and killed.

The city has already tried speed bumps on Primrose and other side streets are under review to try and deal with the excess traffic that already exists in the area. And this is not working.

200 more cars per day will stress what little infrastructure there is in this area even more and I think is clearly a primary reason by it's self for you to reject this project.

But a larger issue today is that by using this concept to annex new areas into the outer edges of the City of Columbia you will create a terrible precedent. If approved, you are only favoring and enriching the developer by ignoring the existing landowners.

No matter what you are being told, this plan is about making money. Heck do some simple math at \$20k per acre for 60 acres and 120 units Mr. Hemme is going to double his money. Is the goal of P&Z to make a contractor rich?

I though P&Z primary job is to establish and maintain similar and conforming housing and create orderly growth which provides stability for existing landowners. Forcing in 120 lots zoned completely different from everything on the north side of the road all the way to route E only creates confusion and chaos for everyone on the north side of the road.

Today inside the City of Columbia, P&Z has created several nice uniform and similar single family developments between Barrberry Ave north to Rt E. Nice modest size home. This plan north of Gibbs Road is totally inconsistent and dissimilar to everything P&Z has created inside the city limits of Columbia. Allowing this type of change is not the way to annex areas into the City of Columbia and should not be approved.

But in addition, Mr. Hemme and Mr. Crockett are trying to pull an underhanded trick. They have unilaterally moved a major collector street that has been proposed after a multi-year review with multiple studies that

included a great amount of public input including an extensive environment impact study. The multi-year plan came up with a best recommendation. And that best recommendation has the collector built going to the north through the undeveloped area in the middle of the Grant Tract.

Now I fully recognize this is difficult issue to work around. But in this case fast talking Mr Hemme has unilaterally simply change the direction of the recommended plan and run the collector to the east and dump this collector on another lot which is right in my living room. I am sure both men know better than to try and pull an underhanded trick like this. But they are not trying to trick only me, they are trying to trick the Commission at the same time.

I don't know how any P&Z Commission could ever accept this level of responsibility to approve a change of this magnitude. Again, I'm just an old guy who has seen many plans but I really think you need a lot of legal advice. I urge you to reject this plan just on this issue alone as I think you are tap dancing on a land mine.

So let me say again I fully understood the need and value for starter homes in Columbia. But this is the wrong planin the wrong placeat wrong point in time in development of this area.

The plan has major legal problems and creates a bad precedent that will impact this P&Z committee for years to come as there are more parcels in the area that are going to be annexed into the City of Columbia. I urge you to reject this proposal for these many reasons.

Figure 6: Preliminary Concepts Presented at a Public Informational Open House on June 22, 2009

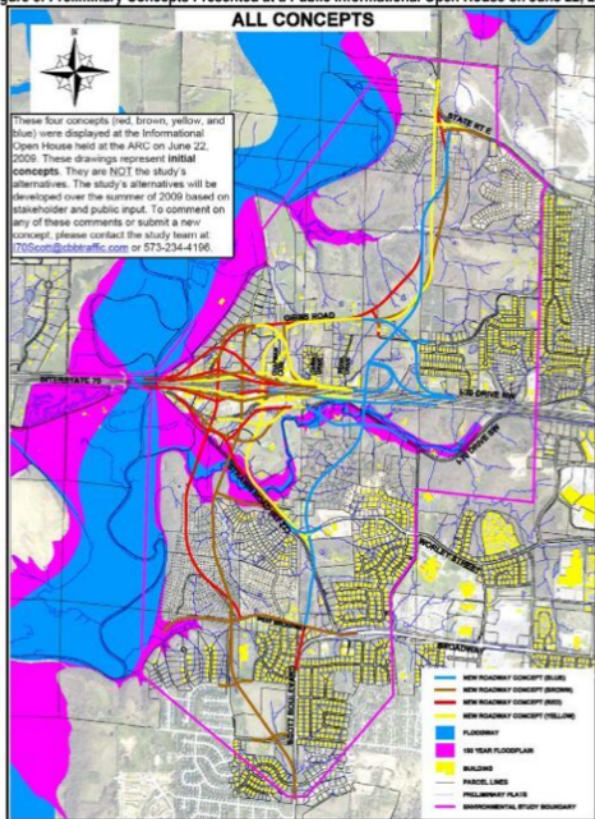
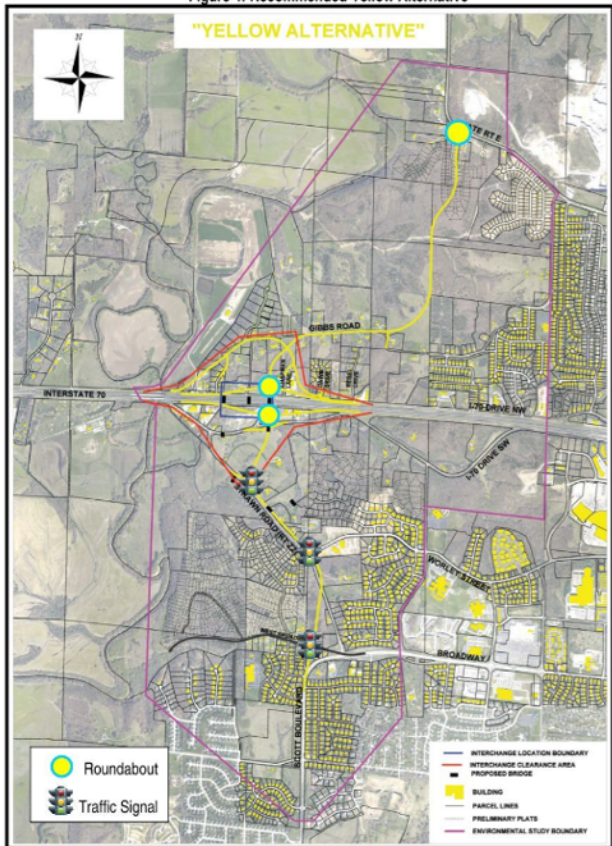


Figure 4: Recommended Yellow Alternative



3705 W. Gibbs - Planning Commission Packet

Dale Wesselmann <dalerw5@yahoo.com>
Reply-To: Dale Wesselmann <dalerw5@yahoo.com>
To: Rusty.Palmer@como.gov

Tue, Oct 17, 2023 at 3:18 PM

Here's our letter addressing our concerns with the proposed rezoning and collector street location for the Roxie Grant Revocable Trust property. Please let me know if you need anything else. I'll attempt to attend the meeting myself as well.

Dale Wesselmann

Dear sirs/madams:

I believe a landowner should be able to develop their land as he/she wishes, so long as it doesn't detract from the value of his/her neighbor's property or cost them money directly. That said, I do not oppose the rezoning of the Roxie Grant Revocable Trust property to a subdivision if certain problems are resolved.

1. Concerning Gibbs Road and Barberry Road, the additional traffic on the narrow road with sharp S curves is concerning and careful consideration should be given to the situation.

2. The collector street goes on properties outside of the Roxie Grant Revocable Trust property. I am strongly opposed to them taking privately owned property for their own financial gain. By taking neighboring land for the collector street they're adding 7 or 8 cottage lots to their development instead of providing the land for the collector street themselves. The collector street, as I understand it, will have to be paid in part by the landowners whose property it is on. This places a financial burden on retired neighbors who will gain no benefit to having a collector street along their property. Again, as I understand it, no driveway access is allowed on a collector street, so these landowners could not even sell lots along the road. Sidewalks might also be required along a collector street, new fencing will definitely need to be installed along the new property borders....so who will pay for these items? The developer who is going to be profiting from these additions, or the neighbors who are only going to lose their retirement savings, assuming they even have sufficient funds to cover these expenses? I strongly believe that the developer should be the one to pay for these improvements that only he will benefit from. The other landowners won't even be able to place a driveway on their land that faces this street. In all likelihood, based on my prior experience, the land that is taken for the project will be paid for at an extremely deflated price as well, further depriving the retired neighbors of their financial footholds.

My brothers and I own one of the properties that would be impacted by the proposed collector road. While we do not oppose the rezoning of the Roxie Grant Revocable Trust property, we strongly object to the placement of the collector street. The grade (lay of the land) of the Trust property appears to be gentle enough, with gentle rolls

and no hills, to allow for the placement of a collector street on it without encroaching upon the neighboring properties. Other locations need to be considered for this collector street. Locations that do not require the use of neighboring properties.

Thank you for your time and consideration.

Dale Wesselmann
Don Wesselmann
James Wesselmann

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