

William Dee & Lucille Marie Montplaisir TRT
2303 Bluff Blvd
Columbia, MO 65201

July 17, 2025

Planning & Zoning Commission:
Regarding Case #249-2025

Thank you for reviewing this information.

The above referenced trust (TRT) is the owner of 1400 & 1402 Pratt St and in one ownership title or another has held ownership of these 2 properties since 1984.

Our management company, LANDLORD MANAGEMENT SERVICES, INC, manages these locations as well as all the others that are corporate or trust owned. With 41 years of ownership we have a very good understanding of what takes place on this street. On May 8th of 2025 we completed our 57th year in business.

Our desire is that this request, NOT BE APPROVED.

Pratt St. is a one block long street with 9 parking slots on the street for the 5 residences it serves. All of those parking locations are on the south side of Pratt St (the residences side) as no parking is allowed on the north side.

To the south of Pratt St. is E Walnut St. and there is NO STREET PARKING ALLOWED on that block or anywhere else on E Walnut from North College Ave to Old 63 South. Melbourne Ave. is to the west of Pratt St. & Ripley St. is to the east of Pratt St. & they only offer limited parking.

Tenants on E Walnut St. commonly use Pratt St. for parking. When tenants with multiple cars have a single driveway entrance into and out of a rental location a problem occurs. One or more of the tenants must move their auto(s) to allow the other tenant(s) the freedom to exit. That is, if they are not lucky enough to be the last one to have entered that drive.

I'm convinced that this would be the same issue at 1406 Pratt St. and would only add to the already problem parking issue which is self evident when the students return.

I'm sure that everyone has reviewed the overhead and street views of this location. 1406 Pratt St has a single car wide driveway. The lot size shows 56' wide and 74.9' in length. It does not appear that this drive could be widened unless it encroached onto the 1404 Pratt St property. If widen, it would still have at least one car in front of another. Otherwise, the possibility is 4 vehicles in a single row.

Depending on the number of possible house quests (up to 8 is allowed) & multiple drivers, it would be easy to see such quest(s) looking for street parking to allow themselves the ability to come & go as they desired. If this request is approved, I don't that the city will be policing that issue for us or the others owners.

Thank you for taking the time to review this information & I hope the owner can find a more suitable location to setup this type of service to the public.

William Dee Montplaisir
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