
Case #194-2023, Thomas Dental

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

Mon, Jul 10, 2023 at 4:14 PM

Hi, Pat.

We continue to support Dr. Thomas' proposal to build a dental office on the lot adjacent to our property. We would like to see the property put to use sooner rather than later, and the Doctor's Planned Development provides a high quality, dual-use for the property that can be implemented in a timely manner rather than waiting for an R1 development that may never come.

The current plan represents a thoughtful approach to the request that Dr. Thomas incorporate housing into her plans; the walkout basement apartments provide housing which is more affordable than an R1 development would likely be, and still allows Dr. Thomas to build an office which fits with the neighborhood. This revised plan demonstrates Dr. Thomas' continued effort to provide a high quality structure at the entrance to our neighborhood rather than turning her back on it.

The lot Dr. Thomas is trying to develop is zoned R1. Theoretically, two single family residences could be placed on the lot, but a number of things would add expense to the development to an extent that may deter it and/or make it less affordable to the end user. For instance, the lot would have to be subdivided, and to develop two residences an additional sewer lateral would have to be installed into the middle of Broadway.

The plat is a relatively large expense for such a small lot-yield.

The sewer lateral would require trenching into Broadway dangerously close to a very busy intersection and connecting to the main which is nearly 10 feet deep. The difficulty of making the connection to the sewer main along with the requisite pavement patch and traffic control (which might require design by a registered engineer) would make the lateral installation far more costly than a typical installation.

Dr. Thomas has been persistent and responsive to neighborhood input over the past year. In two neighborhood meetings and in casual conversations on the street, neighbors' worst fears seem to have been aired and allayed. We hope you as well can give your support to this promising proposal.

Tom Wellman and Rachel Carter
9 Maplewood Drive

ps: we copy our comments from last July's Case #197-2022 below

----- Forwarded message -----

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

----- Forwarded message -----

From: **Rachel Carter** <racheldcarter@gmail.com>

Date: Thu, Jul 21, 2022 at 11:34 AM

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

To: <patrick.zenner@como.gov>

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

July 14, 2023

Dear Planning and Zoning Commission:

We are sending this email to oppose the proposed zoning changes for case #194-2023 (Broadway between Manor Drive and Maplewood). These neighborhoods are established residential areas in which older couples, families with young children, younger couples, and single individuals reside. Changing the zoning from single family residences 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 traffic problem if this rezoning happened. The increased traffic will place hardships on pedestrians as well as drivers of vehicles. The intersection of Broadway and Manor, which is the only pedestrian crossing on Broadway between West Blvd and Stadium, will become more dangerous for children walking to and from West Middle School and other pedestrians going to the ARC or to shop at Gerbes, if an office is allowed on this property.

Finally, the need for multi-use properties in this neighborhood is questionable. Within a mile of this location there are at least four appropriate properties already zoned for businesses, offices, and other commercial activity. All four of these locations have empty spaces, so we seriously question the need to change the entryway into a stable residential neighborhood with a commercial property/office/business. Moreover, there have been properties for sale in this area already zoned for multiple uses that the applicant could have purchased or leased, but she did not. The rationale for this needed rezoning is questionable. By the way, we have lived in our house for 45 years, and prior to Letitia Thomas' rezoning request, during that time nobody had seen the need for an office to be built among these single-family residences.

We see no valid reasons to make this zoning change, which negatively will change this quiet residential neighborhood forever in multiple ways. We foresee problems affecting many long-term Columbia residents if this change is made. Please, contact us if you have questions or need additional input.

Sincerely,

Lawrence Ganong
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Marilyn Coleman Ganong
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[Planning]: DR. Thomas Dental building

Bennie Gilbert <benniergilbert@gmail.com>

Fri, Jul 14, 2023 at 8:13 AM

To: planning@como.gov

I do support the plan submitted to Planning and Zoning by Dr. Thomas for a dental building at the corner of Broadway and Manor/Maplewood Drive. I attended the neighborhood meeting at the Unity Church and heard the discussion of neighbors when Jesse Stephens of Crockett Engineering presented the building plan for a Dental office plus two apartments.

I have lived at 301 Maplewood for over 20 years and own my house there. I drive by the lot at Broadway and Maplewood nearly every day. I think the planned zoning for the dentist's office would be fine. It would not have much traffic, none on the weekends, and would provide a very useful service here.

sincerely, Bennie Ruth Gilbert, Ph.D., retired psychology professor.