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## Rezoning request

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Elizabeth Dixon <EDixon@cpsk12.org>

Thu, Jul 18, 2024 at 10:44 AM

To: "timothy.teddy@como.gov" <timothy.teddy@como.gov>, "david.kunz@como.gov" <david.kunz@como.gov>, "patrick.zenner@como.gov" <patrick.zenner@como.gov>, "ward4@como.gov" <ward4@como.gov>, "Mayor@como.gov" <Mayor@como.gov>

> Dear Council Member

>

> My name is Elizabeth Dixon and my husband Travis and I are residents in the Hamlet subdivision off of Scott Blvd. We are writing concerning the rezoning request by Joe Barraco, the son of Dan and Audrey Barraco to rezone the R-1 to M-OF. The reference case number is REZN-000183-2024. This property address is 4414 Smith Dr. They have written our subdivision for support claiming their interest is to add a home for the son on their property. We would support rezoning their property to two R-1 single family lots. This would allow the son to build a home near his aging parents and not affect the property value of all of their neighbors in the subdivision.

> We question the request of M-OF to build one house... its seems it opens the door to anything office related to be built. As well as the hiring of Jay Gebhardt of civil engineering firm leaves us to feel like what is being proposed and the actual plan may be vastly different. We feel that the request and information from the Barraco family is an attempt to hide their true intent of M-OF rezoning. Their attempt to increase their own property value will have a direct and negative impact on the property values of the surrounding neighborhood. We hope that the decision makers for this request will consider the impact of this rezoning.

> Thank you for your consideration.

>

> Elizabeth and Travis Dixon

> 4705 Manhasset Dr

> Columbia 65203

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**REZN-000183-2024 4414 Smith Dr.**

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Chris Ryan <psychguy52@yahoo.com>

Fri, Aug 30, 2024 at 9:19 AM

To: "timothy.teddy@como.gov" <timothy.teddy@como.gov>, "patrick.zenner@como.gov" <patrick.zenner@como.gov>, "david.kunz@como.gov" <david.kunz@como.gov>, "ward4@como.gov" <ward4@como.gov>, "Mayor@CoMo.gov" <mayor@como.gov>

Dear City Council Members

I am writing in opposition of the proposed rezoning of the property at 4414 Smith Dr. (**REZN-000183-2024**). As someone who lives within the 185 foot radius, I am strongly opposed to the addition of Mixed Office Use space being added to an area that still has empty offices AND plenty of unused land in the Westbury development. There are at least 4 or so lots that have not been filled and open office space in some of the lots. The addition of further mixed use office space will not benefit the area any and with the traffic already bad with new developments it will only increase. As someone who enjoys biking, more traffic on that road will also cause more danger and continue to detract from the walk-ability or biking ability in the area.

In addition, I am opposed due to the lies originally told by the family members who own the lot in that they stated in a letter provided by the firm they are using that said they wished to build more houses for their family to live. To my understanding a rezoning is not required for this and using subterfuge to keep neighbors from knowing what is happening is wrong. Please do not reward them for dishonesty.

Lastly as someone who has lived in this area before the development of Westbury, I know that the Planning and Zoning Commission opposed that development and was over ridden by the city. I beg you to not do this again as they have recommended against this rezone. The repercussions for the neighbors, wildlife, and people who use that area would be very negative.

I appreciate you taking the time to read my email.

Thank you

Chris Smith



Patrick Zenner <patrick.zenner@como.gov>

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**case number REZN-000183-2024 4414 Smith Dr.**

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**craig yager** <ctyager@gmail.com>

Thu, Aug 29, 2024 at 8:58 PM

To: timothy.teddy@como.gov, patrick.zenner@como.gov, david.kunz@como.gov, ward4@como.gov, Mayor@como.gov

I am writing to express my opposition to this rezoning request. My house borders on a sizable portion of the Smith Drive property so the possible uses for that land, if it were to be rezoned, would definitely have a negative impact on my property. I agree with the Planning & Zoning Commission's determination that the lack of natural barriers between the Smith property & several homes here in the Hamlet subdivision makes for a poor location for the various types of development that would be allowed if the rezoning request was approved. I respectfully request that you all vote to deny the rezoning request.

Thank you for your consideration,

Craig Yager  
4409 Sussex Dr, Columbia, MO 65203