
New Industrial Zone

Jim Barnard <jfbarnard@twc.com>

Fri, Dec 16, 2022 at 9:47 PM

To: brad.kelley@como.gov

Dear Sir:

I am a resident in Auburn Hills off Brown School Road and close neighbor of the Brown School Road and Oak Gravel Road. I oppose the rezoning being considered for that land. Brown School Road has several roads that intersect at hard to see places. As we all suspect that Industrial Zoning will attract businesses that require a large number of trucks in and out all day. Most of the trucks will come in from Interstate 70. The very few trucks that come South on Highway 63 will have an easy shot up the ramp to Brown School Road. Traffic headed North on 63 from I70 enters a climbing ramp to the stop at Brown School Road. After coming to the top of the ramp and stopping at the sign. A tight left turn at the top is difficult for an 18 Wheeler because traffic on Brown school comes on quickly from each direction. Unfortunately Highway 63 is not the only route they will use. Many will use the Range Line Road exit. East bound trucks will have to enter a very tight turn roundabout to duck under a bridge and face traffic entering from the west bound I70 ramp. These trucks face a long (few miles) low grade climb to reach Brown School Road. That long climb has numerous small businesses as well as intersections with Van Diver, Blue Ridge, as well as Smiley and numerous businesses that access to Range line. Businesses like gas station convenience stores, small locally owned Restaurants, and large franchise stores. When the trucks reach Brown School Road they have a tight right turn. The long climb has stop signs that stop the trucks necessitating a loud slow build up of speed before reaching the warehouses, distribution centers, Small Manufacturing Companies, and other similar operations. Now comes the other scary part, the return to I70. These same trucks will return the same route only downhill. The full trucks will require engine braking to return to Range line. The trip down and up and down range line to I70 will result in numerous trucks on the road. The trucks finally have to compete through one traffic circle to go westbound or two traffic circles to go eastbound.

Considering all the danger points, air pollution causing features, the noise pollution features, and more importantly the safety of Columbia citizens, I hope a less destructive location could be found with close access to I70.

Thank you for accepting my input.

James F. Barnard
jfbarnard1716@gmail.com

Sent from my iPhone

To Whom It May Concern:

I am a resident of the Derby Ridge neighborhood, in an area that is directly connected to the Brown School and Oak Gravel Road area. For the following reasons, I oppose the re-zoning being considered for land in that area.

As a residential area that is somewhat removed from the condensed and congested high-traffic areas of midtown, we enjoy a better air quality level than most. Zoning laws help to limit the negative effects of environmental and health impacts that can result from land use. In fact, zoning laws tends to act as a “gatekeeper” in terms of when and where noxious land uses can legally occur within towns, acting as an additional protection from environmental burdens that tend to disproportionately fall on low-income communities and communities of color.¹ Industrial zones, no matter how diligently well-maintained, carry higher environmental burdens than residential zones and present greater safety risks in terms of traffic congestion, pedestrian safety, and pollution (air, noise, and light-based).² The health risks associated with air pollution are well documented and include birth defects, lung tissue damage, impaired immune, nervous, and cardiovascular system functions, and increased risks of respiratory illnesses, asthma aggravation, and certain types of cancer.³ Young children, infants, older adults, and those with pre-existing health issues are most vulnerable to these risks.⁴

The demographics of this neighborhood are made of the *exact* populations that are most at risk to the issues caused by allowing industrial zoning to intertwine with a primarily residential area. We have two schools in the vicinity—middle and elementary—and the developing minds, lungs, and bodies attending those schools deserve a pedestrian-friendly area shielded from the host of pollutants and safety

¹ Juliana Maantay, *Zoning Law, Health and Environmental Justice: What’s the Connection?*, 30 J. L., MED. & ETHICS 572, 593 (2002).

² *Id.* at 573.

³ WORLD HEALTH ORG., *Air Quality and Health: Health Impact* (2022), <https://www.who.int/teams/environment-climate-change-and-health/air-quality-and-health/health-impacts>.

⁴ MO. DEPT. NAT. RES., *Air Quality and You: Health Effects of Air Pollution* (2022), <https://dnr.mo.gov/air/get-involved/air-quality-health-effects>.

risks that come from close proximity to industrial areas. We have a large population of retirees in this area and the oft fragile health of those individuals deserves protection, as do the peaceful moments of their golden years which would be disturbed by the inevitable increase in light, noise, and traffic pollution. Additionally, the property values of such homes—lovingly maintained and diligently earned through decades of hard labor—would be negatively impacted with no just compensation. Furthermore, we also have a substantial population of low-income individuals who deserve a safe and peaceful place to call home without shouldering the extra burden of environmental harm simply because they chose a home within their budget and can't afford to just "move if they don't like it." It unfairly places the burden in the laps of people who deserve the most compassion and relief.

Everyone deserves a clean and safe area to reside in, without the risk that industrialization will irreparably harm their life, liberty, or their property. I hope that a better location may be found that more appropriately considers the impact on surrounding neighbors and neighborhoods.

As such, for the foregoing reasons I oppose the re-zoning proposed for this area.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Wensdai Brooks', written in a cursive style.

Wensdai Brooks, J.D. Candidate (2023)

Derby Ridge Resident



Brad Kelley <brad.kelley@como.gov>

Rezoning of area across from Arcadia subdivision

Richard Dalton <rmdalton1@sbcglobal.net>

Wed, Dec 14, 2022 at 8:06 PM

To: brad.kelley@como.gov

Dear Mr. Kelly:

I am writing to express my deep disappointment in the fact that this is being considered!

My concerns are that any industrial development on this property will seriously have a negative impact on our home values. In addition, it will create traffic issues on a very heavily used roadway causing a dangerous situation on trying to exit Arcadia subdivision which is already difficult. Whatever is developed at the location in question is sure to create both noise and light pollution for a nice, quiet neighborhood. I ask you to please use your influence to stop this travesty. An industrial development is NOT WELCOME!

Sincerely

Richard M Dalton
2205 Faulkner Ct
Columbia, Mo. 65202

Sent from my iPad

Public Hearing case 23-2023

Donna Heinen <dheimy2000@aol.com>
To: Brad Kelley <brad.kelley@como.gov>
Cc: Brenda Bailey <brendab180@aol.com>

Tue, Dec 13, 2022 at 7:49 PM

Thanks for your prompt response. I am concerned about any changes in zoning that will negatively impact our neighborhood in Arcadia. Since Dickinson St homes are directly across the street it could impact property values. I believe many neighbors, including myself, believed that property was part of the soccer field and has not been a concern until this proposal. Views of warehouses would impact the beautiful view of soccer fields that Dickinson home's currently have. I would not be in favor of any change in zoning for this reason.

Appreciate you sharing our concerns.

Sent from my iPhone

On Dec 13, 2022, at 9:56 AM, Brad Kelley <brad.kelley@como.gov> wrote:

Donna,

Sure, happy to provide info. See the attachment for the applicant's proposed zoning amendment. I've also sketched these areas out in the image below so it's clearer. Generally, Tract A is proposed to be rezoned from M-C to IG (Industrial) and Tract B is proposed to be rezoned from PD (Planned District) to M-C (Mixed-use Corridor).

Tract B currently allows commercial uses but is constrained by being a planned development which was never incorporated into the soccer fields as originally planned. Tract A currently allows a wide range commercial uses.

The applicant did not provide a prospective tenant for the commercial zoning but did indicate that contractor shops (HVAC, plumbing/mechanical, etc) might be tenants for Tract A. It was relayed to me by the applicant that both tracts have been vacant for 20 years so that's a good part of why they're requesting different zoning. Tract B is severely limited given its status as a planned development. For Tract B, they are requesting the same zoning that they're adjacent to (M-C) which appears to be on the other side of the street from you.

Let me know if you have any other questions. I'm also happy to forward any comments or correspondence on to the Planning Commission on your behalf.

<image.png>

On Tue, Dec 13, 2022 at 8:58 AM Donna Heinen <dheimy2000@aol.com> wrote:

Hi Brad, I am emailing concerning the rezoning of Brown School Road. I live on Dickinson Ct and am very concerned about the potential rezoning. I know several neighbors are going to try to attend the meeting in 12/22.

Can you advise what type of business might ne interested or why the rezoning has been requested?

Thanks for any insight you can provide.

Donna Heinen
2109 Dickinson Ct

Rezoning

Kristie Loveall <lovelykristie@hotmail.com>

Fri, Dec 16, 2022 at 10:45 AM

To: "brad.kelley@como.gov" <brad.kelley@como.gov>

I am writing regarding the consideration for rezoning of land near the intersection of Oakland Gravel and Brown School Road. I want to be on record that I oppose this rezoning. If there's any petition going around or any thing that I need to sign, I am more than willing. This will cause a detriment to home values in the area as well as interfere with optimal functioning of the soccer fields.

Kristie Johnson

Sent from my iPhone

Proposal for rezoning land at the corner of Oakland Gravel Road and Brown School Road

Leslie McCann <lamccann@charter.net>

Thu, Dec 15, 2022 at 7:06 PM

To: "brad.kelley@como.gov" <brad.kelley@como.gov>

I am writing to voice my opposition to the rezoning of land at Oakland Gravel Road and Brown School Road to industrial. I am a resident of Arcadia subdivision located very close to this land and I do not feel that rezoning it to be industrial is in the best interest of anyone in this part of town and in particular this subdivision. This will adversely affect the property values in the Arcadia subdivision and will increase the noise and traffic in the area. It is not in the best interest of the city to allow this property to be rezoned as industrial. It will have a negative impact on this nice residential area.

Thank you.

Leslie McCann

1804 Americus Drive

Sent from [Mail](#) for Windows

Questions Regarding Tonight Meeting Re: Auburn Hills Homes Assoc Broadcast re: Rezoning Notice to Homeowners of Auburn Hills - [#XN3687418]

2 messages

Jacquie Murphy <jacquie95831@yahoo.com>

Thu, Dec 22, 2022 at 11:31 AM

To: Community Property Management - Columbia <customerservice@cpmgateway.com>, "brad.kelley@como.gov" <brad.kelley@como.gov>

Hello

Due to the winter storm will the City Council Meeting to discuss the Rezoning be broadcast or postponed until after Christmas.

I want to sign the petition to NOT permit this rezoning to occur

BTW NO ONE contacted me via email (other than this email); phone or mail... just saw an "innocuous" bland sign tucked away in the strubs.

Sincerely

Jacqueline Murphy

On Friday, December 16, 2022, 12:33:40 PM CST, Community Property Management - Columbia <customerservice@cpmgateway.com> wrote:

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As the board of the Auburn Hills subdivision, we wanted to make everyone aware of a request for rezoning near our neighborhood. The area in question is near the intersection of Oakland Gravel Road and Brown School Road. This is the area near the soccer fields that currently has some open field area and a small pond many use to fish. They are wanting to open consideration for rezoning it into an industrial area which would primarily be used for warehouses. This type of rezoning could bring down our property values, bring increased traffic to the area, and also affect Recreational activities in the area such as the soccer fields.

Supposedly, the city has sent out postcards regarding this rezoning, but we have heard from several people who have not received these postcards and are not aware of the situation.

If you are interested in petitioning against this rezoning, the issue will be brought up at the city Council meeting on December 22 at 7 PM. Someone from our neighbors in Arcadia is also trying to get a petition signed.

Lastly, the most important things you can do right now are share this information with your neighbors and email Brad Kelley who is the primary contact for this rezoning attempt. His email address is brad.kelley@como.gov.

Thank you.

Auburn Hills HOA

This broadcast has been approved by the Executive Board
Regards,
Community Property Management - Columbia on behalf of Auburn Hills Homes Assoc
(573) 445-2050 | www.cpmgateway.com

Courtesy Information:

Have you seen the Community Web Portal? Owners can login to the portal online at <https://portal.cpmgateway.com/?c=AHH> to view Documents and your account; and make payments and more. You can also submit requests to your Board via the Management company.

Brad Kelley <brad.kelley@como.gov>
To: Jacquie Murphy <jacquie95831@yahoo.com>

Thu, Dec 22, 2022 at 11:59 AM

Hello Jacqueline,

Thank you for your correspondence. The request has been asked to be tabled until the **January 19, 2023 Planning Commission meeting** - regardless of the weather. The applicant has stated this will *"give them time to respond to comments and issues brought up by neighbors and provide additional time to consider modifications and discuss potential ways to address the issues."* If the meeting is cancelled due to weather tonight then there will be a press release and a notice posted on the City website.

Regarding notifications, what is your address? We notify property owners within 185' of the subject site and HOAs/Neighborhood Associations within 1,000'. I'd be happy to see if your property was within our notification boundary for this request. I did not send notice to your HOA as it is approximately ~1,900 feet away from the subject site which is outside the 1,000' boundary. I did send notice to all property owners and other associations within the boundary limits above.

To be clear, only one part of the request is for Industrial zoning. Another tract is requesting M-C (Mixed-use Corridor) zoning which is generally commercial. This request is for the Planning Commission to consider at this time, not City Council. The protest petition would only affect the voting procedure for City Council's consideration which would be scheduled for a vote on March 6th, 2023.

The applicant is working on reaching out to interested parties so I will forward this to them as well.

I will forward your correspondence to the Planning Commission as part of my staff report. Please let me know if you have any additional questions.

Brad

[Quoted text hidden]

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Brad Kelley, AICP

Pronouns: he, him, his

Planner | Community Development

City of Columbia | 701 E. Broadway | Columbia, MO

p: 573.817.5006

Opposition to rezoning request at Oakland Gravel and Brown School

rnettleton <rnettleton@ymail.com>

Fri, Dec 16, 2022 at 7:57 PM

To: brad.kelley@como.gov

We live at [1611 Tidewater Dr](#) do not feel warehouse industrial zoning is appropriate so near this recreational area especially without more time for residents near the location to have input. We only just received notice from our HOA rather than from a notice from the city.

Roger and Kathy Nettleton

Sent from my Verizon, Samsung Galaxy smartphone

Rezoning intersection of Oakland Gravel Road and Brown School Road

Dave Schauer <dschauer04@gmail.com>

Sun, Dec 25, 2022 at 6:52 AM

To: brad.kelley@como.gov

Dear Mr. Kelley,

I want to express my concerns and opposition against rezoning the intersection of Oakland Gravel Road and Brown School Road into an industrial area. This type of rezoning could bring down our property values, bring increased traffic to the area, and also affect the recreational activities in the area such as the soccer fields and fishing pond. The north side of town already has a history of lower home valuations and I feel as though this rezoning would just increase the stigma of the north side of town. Has the developer considered the south side of town? I thank you for your time to consider other alternatives and keeping the zoning in tact for this area.

Your truly

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Dave Schauer

[Gmail from the rainman](#)

[Because a little rain sometimes bring beauty](#)

Rezoning

Tom Vranicar <t.vranicar@yahoo.com>

Thu, Dec 15, 2022 at 2:12 PM

To: "brad.kelley@como.gov" <brad.kelley@como.gov>

Hello Brad,

I am writing to send you my concern for the rezoning proposed for the plat NW of the Brown School Rd, Oakland Gravel Rd and Roger Wilson Memorial Drive intersection. I am very much against it. This zoning will negatively affect the property values of the residents in Arcadia and surrounding subdivisions. I also believe that rezoning this to industrial will increase the amount of heavy truck traffic in this area. Not what we are looking for in our area. That intersection is heavily used by the local residents to access Hwy 63. Arcadia, Springdale Estates, Auburn Hills, Belmont Village and Vanderveen subdivisions all use it regularly. I believe that a better use for this property would be for restaurants and similar (a gas station would be nice) which we are sorely lacking of on this end of town. With the city about to take over and develop the old Boone County Fairgrounds, these types of establishments would be welcomed by hungry families using the fairgrounds and the nearby residents. In the past 10 years, all the customer oriented businesses that have opened up in the near vicinity has been 2 coffee shops and 2 dollar stores on Rangeline. In my travels to the south end of town, it seems like the city can't approve building permits fast enough while we get nothing north of I-70. I'm tired of us residents getting the short end of the stick when it comes to the city. I have neighbors who have not seen a city snow plow on their street in over 3 years when we have gotten significant snows. We pay the same rate of taxes as the residents in southern Columbia but the City gives us nowhere near the interest in our standard of living. I hope that you will take the nearby residents opinions into consideration when you vote on this rezoning request.

Thank you for your time,

Tom Vranicar 2100 Millay Drive Columbia, MO

Re-zoning land at Brown School and Oakland Gravel

jeanine16@charter.net <jeanine16@charter.net>

Fri, Dec 16, 2022 at 1:06 PM

To: "brad.kelley@como.gov" <brad.kelley@como.gov>

We are residents of the Arcadia neighborhood so this issue is of concern to us. Evidently some kind of mailing went out to explain the situation but we did not receive anything, we have only heard about this through neighbors. Where can we find out more information? We have been informed that the land will be used for warehouses and we are adamantly opposed to such a thing in our neighborhood!

Dale and Jeanine Zmigrodski
4708 Hockaday Pl