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## Case #194-2023, Thomas Dental

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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](mailto: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](mailto: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  
111 Manor Ct.  
[lawrenceganong@gmail.com](mailto:lawrenceganong@gmail.com)  
573.355.4801

Marilyn Coleman Ganong  
111 Manor Ct  
[colemanma@missouri.edu](mailto:colemanma@missouri.edu)  
573.355.4802

**[Planning]: DR. Thomas Dental building**

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**Bennie Gilbert** <bennierygilbert@gmail.com>  
To: planning@como.gov

Fri, Jul 14, 2023 at 8:13 AM

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.

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**[Planning]: Case #194-2023**

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**Megan breshears** <breshearsmp@gmail.com>  
To: planning@como.gov

Mon, Jul 17, 2023 at 4:49 PM

07/15/2023

Megan Breshears  
[401 Manor Drive](#)  
[Columbia, MO 65203](#)

RE: Case # 194-2023

To whom it may concern:

Hello! My name is Megan Breshears. I live at [401 Manor Drive](#), in the City of Columbia's Fourth Ward. I am a new resident of this charming neighborhood since June 2023. It has come to my attention, after talking with my neighbors, that a request for rezoning has been made for the property at the end of Broadway, Manor, and Maplewood Drives. I have learned that the Dr. Thomas Dental Project is what is planned for the property if the rezoning is approved.

I would like to express my strong opposition to this rezoning request and the Dr. Thomas Dental Project. This is an established, well-maintained neighborhood of single-family homes. I do not wish to see the building of a commercial property with rental units on this lot. It will change the character of the neighborhood, increase traffic, create safety problems, and potentially lower the property values of the existing neighborhood.

Manor Drive has been the recipient of two additional speed bumps this month, making a total of four speed bumps due to high traffic and speeding in the area. The addition of this commercial property and rental units will continue to cause traffic to disproportionately surge and have a negative impact for pedestrians and school children in the neighborhood.

It is my hope that members of the Planning and Zoning Commission will visit the property and see that this project is out of place and not appropriate for this established neighborhood.

Thank you for your time,

Megan

Megan Breshears  
[401 Manor Drive](#)  
[Columbia, MO 65203](#)  
660-281-0917

Sent from my iPhone

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**[Planning]: Case #: 194-2023**

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**Coke, Kimberly J.** <kjcoke@ccis.edu>  
To: "planning@como.gov" <planning@como.gov>

Mon, Jul 17, 2023 at 8:32 AM

07/15/2023

Kimberly J. Coke  
417 Victoria Drive  
Columbia, MO 65203

RE: Case # 194-2023

To whom it may concern:

Hello! My name is Kim Coke. I live at 417 Victoria Drive, in the City of Columbia's Sixth Ward. It has come to my attention that a request for rezoning has been made for the property at the end of Broadway, Manor, and Maplewood Drives. I have learned that the Dr. Thomas Dental Project is what is planned for the property if the rezoning is approved.

I would like to express my strong opposition to this rezoning request and the Dr. Thomas Dental Project. The south side of Broadway is an established, well-maintained neighborhood of single-family homes. I do not wish to see the building of a commercial property with rental units on this lot. It will change the character of the neighborhood, increase traffic, create safety problems, and potentially lower the property values of the existing neighborhood.

Manor Drive has been the recipient of two additional speed bumps this month, making a total of four speed bumps due to high traffic and speeding in the area. The addition of this commercial property and rental units will continue to cause traffic to disproportionately surge and have a negative impact for pedestrians and school children in the neighborhood. I am in agreement with the residents in the neighborhood that this rezoning request should be denied.

It is my understanding, that an initial request for rezoning for the Dr. Thomas Dental project has been previously denied by the Planning and Zoning Commission and the Columbia City Council in 2022. My hope is that this property will maintain its current zoning and that a single-family home can be built in the future to help meet the needs of the City's affordable housing shortage.

Thank you for your time and consideration,



Kimberly Coke

417 Victoria Drive

Columbia, MO 65203

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**[Planning]: RE: Case #: 194-2023**

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**Midyett, Justin P.** <MidyettJ@health.missouri.edu>  
To: "planning@como.gov" <planning@como.gov>

Mon, Jul 17, 2023 at 6:49 AM

07/17/2023

Justin Midyett

[112 Manor Court](#)

[Columbia, MO 65203](#)

RE: Case #: 194-2023

To Whom It May Concern:

Greetings. My name is Justin Midyett. I live at [112 Manor Court](#) in the City of Columbia's Fourth Ward. It has come to my attention that the property on the corner of Broadway, Manor, and Maplewood Dr. is up for possible re-zoning for the Dr. Thomas Dental Project. I attended a neighborhood meeting on 05/08/2023 to learn more about this project from Jesse Stephens, of Crockett Engineering Consultants, on behalf of D & D Investments of Columbia, LLC. Gina Rende, Real Estate Broker-Salesperson for Maly Commercial Realty, Inc. also discussed details of the project with residents of the neighborhood.

As a neighborhood resident, for the past 22 years, I would like to express my strong opposition to the Dr. Thomas Dental Project. This is a quiet, well-established neighborhood of single-family homes, with mature trees. I object to changing the charm and beauty of this quiet neighborhood to accommodate a commercial business with rental units. My neighbors on Manor Court, Manor Drive, and Maplewood Dr. also oppose the rezoning of this property to accommodate the Dr. Thomas Dental Project. The design plans for the lot does not fit with the current architectural style of existing homes in the neighborhood. The large parking lot is another area of concern for run-off issues, based on the size and slope of the lot. This is a concern for drainage issues for neighboring properties and local streams which raises environmental concerns.

The increase in traffic that this project will create is another concern for this neighborhood. Manor Drive has been the recipient of two additional speed bumps this month, making a total of four speed bumps, due to high traffic and speeding in the area. The addition of this commercial property and rental units will continue to cause traffic to disproportionately surge and have a negative impact for pedestrians and school children in the neighborhood.

I did not purchase my home and invest in my property in this neighborhood to watch it become a target for developers and real estate brokers to change it into something that the residents of this neighborhood do not want. D & D Investments of Columbia, LLC and its affiliates have no interest in the current relationships, culture, and history of this neighborhood. They have one goal in mind, to make a profit and move on to their next endeavor, not to protect the stability of our neighborhood. Any development of a commercial and rental property on this lot degrades the current integrity of this neighborhood, and places current homeowners at risk of watching their property values decline. I feel that a single-family residence is the best option for this property to help meet the needs of the shortage of affordable housing in Columbia.



A previous request for rezoning this property was denied by the Planning and Zoning Commission and the Columbia City Council in 2022. I agree with their decision that this is not the best use of this small lot of land in this neighborhood, and that current R-1 zoning should be upheld. It is for these reasons that I respectfully request that zoning remain as R-1 and the Planning and Zoning Commission deny the rezoning request.

Thank you for your time and consideration.

Sincerely,

Justin Midyett

Justin Midyett

[112 Manor Court](#)

[Columbia, MO 65203](#)

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**[Planning]: Case #: 194-2023**

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Pat Guinan <guinanp112662@gmail.com>  
To: planning@como.gov

Tue, Jul 18, 2023 at 11:33 AM

Patrick Guinan

[15 Sappington Dr](#)

[Columbia, MO 65203](#)

RE: Case #: 194-2023

To Whom It May Concern:

Hello.

My name is Patrick Guinan. I live at [15 Sappington Dr, Columbia, MO](#) (Fourth Ward). I recently became aware of the potential rezoning project (Dr. Thomas Dental) for the property on the corner of Broadway, Manor, and Maplewood Dr..

For the record, I am opposed to this project. The project site is located in a well-established area of single-family homes and I do not want to see a modification in an existing neighborhood setting that would accommodate a commercial business with rental units. I am aware of residents on Manor Court, Manor Drive, and Maplewood Dr. who are opposed to this rezoning project and I second their concerns and opposition.

I believe development of a commercial and rental property on the proposed lot will not positively impact nearby neighborhoods, and perhaps contribute negatively to residential property values.

It's been disheartening to see a parking lot, located on the south side of Broadway Shopping Center, and approximately 100 yards away from the proposed project, remain unused, empty and serve as an unsightly impervious wasted space. Please see attached picture taken Monday, July 18, 2023, at 12:48 p.m. CDT.

I am aware that a previous request for rezoning this property was denied by the Planning and Zoning Commission and the Columbia City Council in 2022 and I respectfully request the commission do the same for this rezoning request.

Thank you.

Patrick Guinan

[15 Sappington Dr.](#)



**Broadway Shopping Center\_south side.bmp**  
8931K



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**[Planning]: Comments for Case #: 194-2023**

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Lanham, Carrie <LanhamC@missouri.edu>  
To: "planning@como.gov" <planning@como.gov>

Tue, Jul 18, 2023 at 4:52 PM

Thank you for including the following comments and observations at your meeting on July 20<sup>th</sup>. Let me start off by saying we **ARE NOT** in favor of rezoning this from single-family housing R-1 zoning to planned development use property zoning. Many of my neighbors, whom I have spoken to, are also in agreement. They may be at the meeting on the 20<sup>th</sup> and/or have submitted their comments also.

Below are our comments on the proposed rezoning request for your meeting. My husband & I are not able to attend that evening but are providing our feedback on this zoning request.

At this same time last year, the developers started this process and were then asking for commercial/mixed use zoning which your committee denied. Their initial plans were for both a dentist office and multiple apartment units above the office space. The City Council didn't approve of rezoning at their meeting in September. They are now before your committee again with the same plan, but with a different zoning request. They have made some adjustments to the design to include only 2 apartments, but the basics are still the same. A "large" building (5,000sf. +/-) compared to the size of the surrounding houses on Manor and Maplewood.

For a bit of background, these are same owners of this property as well as the large empty lot (4.6 acres) directly across the street from this property (Broadway and Clinkscales). After their request was denied last year, several different homeowners on Manor and Maplewood offered to buy the property at a profit over what the developers initially paid for the lot. Their intent was to build a single-family home in keeping with the neighborhood. All offers were turned down. This is very telling to me that the developers have bigger plans/commercial development in mind for the lots they own with Broadway frontage and others they will acquire in the future. Other than the t-shirt shop on the corner of Broadway and West Blvd. there are no other commercial/businesses on the south side of Broadway from Stadium Blvd. until you reach the Library at Garth & Broadway. The "commercialization" of this parcel is not in keeping with a single-family neighborhood and potentially it could impact the value of our homes.

We are long-time residents of Maplewood Drive, 44 years. We love this area because of the large lots, mature trees and family-oriented neighbors and events like annual picnics we have together. We would like to keep our neighborhood as it currently exists and keep

this lot zoned R-1. Over the years, there has been a growing development of property that is not single-family homes. Most of this has been on the north side of Broadway with the building of the condos on the corner of Broadway and Pershing, the office complex just to the west of the condos, and then the addition of the townhouse development farther to the west.

I realize that the in-fill has become the latest trend in cities' planning and affordable housing is the new buzz word. But having two apartments is not affordable housing, knowing what rent goes for in this town. A single family "starter home" is what affordable housing would be and would also be in keeping with the character of the neighborhood on Manor and Maplewood.

Hearing from my neighbors on Manor, traffic is already an issue and the city just recently installed speed bumps on Manor to calm traffic. Adding a commercial business to this lot would add to the traffic problem since the entrance will be on Manor. I can also surmise that in the future the large lot with the house across Maplewood on the east side could be purchased by a developer who would then have a much larger lot and would request re-zoning, then "there goes the neighborhood" in my opinion. That handwriting is on the wall though.

**We respectfully request that the zoning remains as a single-family R-1 only use.**  
Thank you for your consideration.

Sincerely,

Rick & Carrie Lanham

**Caroline Lanham**

**Richard Lanham**

[210 Maplewood Drive](#)

[Columbia, MO 65203](#)

(573) 268-5860 cellphone #

[LanhamC@missouri.edu](mailto:LanhamC@missouri.edu)



Patrick Zenner <patrick.zenner@como.gov>

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**[Planning]: Case #194-2023**

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**james mcguire** <jjmccguire@outlook.com>  
To: "planning@como.gov" <planning@como.gov>

Thu, Jul 20, 2023 at 2:42 PM

This email is in reference to the proposed zoning change from R-1 (One-Family Dwelling) to PD (Planned Development). We have lived in this neighborhood (on Russell Blvd) for over 30 years. Simply put we are opposed to rezoning any property South of Broadway for any commercial purpose. The area South of Broadway has been residential since it was originally annexed to the City. There is simply no good reason to do this. It is clear that the developers purchased this property lacking a plan. There are ample areas nearby that are zoned for a dental office. This is just the start of commercial encroachment into residential neighborhoods. The City continues to have a housing shortage and this property could be developed to help solve the shortage.

Thank you

James J. McGuire

Sent from [Mail](#) for Windows