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## Case #54-2024, potential annexation of Brown Property

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**Jenny Jones** <jjones@wearewoodruff.com>  
To: Rusty.Palmer@como.gov  
Cc: Alex Jones <acj5yc@gmail.com>

Wed, Mar 13, 2024 at 2:44 PM

Council Members,

**Please reference City of Columbia Case #54-2024, potential annexation of Brown Property on South Olivet Rd.** First, I'm pro-growth in the City of Columbia. I think growth is key to the future success of Columbia and Boone County and we welcome more families to our neighborhood, too.

**The Columbia Planning and Zoning Commission voted to deny R2 rezoning of this property. Please respect their balanced approach in their deliberations.** With that said, as the owner desires, annexation into Columbia of this property is fine, R1 rezoning is fine, but R2 is inappropriate at this time. What's the emergency for R2 rezoning? I'm suggesting we use caution and prudence. Please consider these five points in your deliberations.

**1.** Please, don't assume there isn't a neighborhood on South Olivet today. There's so much diversity in Columbia neighborhoods today. That adds to the beauty of the City. That diversity includes urban, suburban and rural neighborhoods. To assume our rural neighborhood is somehow inadequate is intolerant in my opinion. On South Olivet today, R2 is not appropriate.

If you look at the map, we are closer to the rural Callaway County line than downtown Columbia. We are farms and single family homes and fescue horse and cattle pastures for miles. Will that change? Perhaps, but there's no hurry to demand R2 rezoning today. It's premature. One size doesn't necessarily fill all in this case.

Have any of you taken the drive down South Olivet recently? Its single family homes on 5-10 acre parcels and corn and soybean fields and fescue pastures full of horses and cattle and lots of wildlife. There was a bald eagle in our yard recently. In fact, the subject property these last few years has been home to a small herd of cows and calves. It's a beautiful area. R2 rezoning will change that.

**2.** I don't really understand the speculation required for R2 rezoning at this point in time and ask you to defer that question until later. As shared by the owner, there is no developer currently involved with the property, nor is it even for sale that they have shared. We have no idea what a specific planned development will look like at this point. That begs the question, what's the hurry to move to R2 right now? If the property is sold to a developer, wouldn't it be prudent to understand how they would plan the property at that point.

**3.** Columbia Imagined, as adopted by the city council, has a stated goal: listed under the Land Use and Growth Management objective it states: "Goal 1: The personality and character of neighborhoods is preserved". We have a neighborhood in place today. R2 will change that neighborhood significantly. It will be irreversible.

**4.** As the planning staff indicates, there are no bus routes that serve any surrounding neighborhoods including: The Vineyards, Old Hawthorne, or Eastport Gardens. There are also no bicycle lanes that connect this area to the City's trails or even sidewalks on South Olivet. All this will need to be added to properly serve this neighborhood. Doesn't the City have other pressing needs elsewhere right now?

**5.** Finally, and very important to the neighborhood, there was a petition signed by over 90% of the adjacent home and land owners,(20 or more, I believe) following the City's designated process, who have asked the city to protect them against speculative R2 rezoning and deny the R2 rezoning request. Please respect their reasonable request.

Sincerely,  
**Alex and Jenny Jones**  
6861 E Summers Lane  
Columbia, MO 65201

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**JENNY JONES**

VP, Digital Director

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**WOODRUFF**

March 12, 2024

Columbia City Council  
701 E. Broadway  
P.O. Box 6015  
Columbia, Mo 65205

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Sincerely,

Richard Kiley