

February 3rd, 2024

Planning and Zoning Commission
Attn: Rusty Palmer
701 E. Broadway
P.O. Box 6015
Columbia, Mo 65205

Commissioners,

This is in reference to City of Columbia Case #54-2024. The Owner of a 66.19 acre parcel located at the Northwest corner of South Olivet Road and Turner Farm Road in Boone County, MO has requested the City of Columbia consider Annexation into the City of Columbia and Rezoning. We, as adjacent property owners and nearby residents wish to state our adamant opposition to the rezoning of Tract #1 - 30 acres as R-2. The rural and single family home character of the neighborhood combined with the very limited infrastructure of the immediate area do not support R-2 zoning.

Growth is key to the success of Columbia and we welcome more families to our neighborhood, however we must make sure all development and growth is completed in a responsible manner.

Columbia Imagined, as adopted by this council, has a stated goal to "...encourage more holistic planning for the City's future and its citizen's' quality of life.". The first two categories around which the plan was developed are:

- Land use and growth management
- Environmental management

Many aspects of the purposed R2 rezoning are in conflict with these two key categories of the Columbia Imagined plan.

Map 5-5 on page 156 of the Columbia Imagined plan shows the south east future land use implementation plan. The land **directly** east of this proposed plan is listed as a sensitive area. Sensitive areas are defined in the plan as areas that the commission should work towards "preservation and protection of these areas should be encouraged to mitigate negative impacts on community resources and safety". Placing speculative R2 zoning directly across from a sensitive area does not promote the preservation of these areas. How will the City of Columbia ensure that these areas are protected? Placing R2 zoning so close to these sensitive areas will bring more traffic, more impervious surfaces, and light pollution.

Moreover, the first goal listed under the Land Use and Growth Management objective of the Columbia Imagined plan states "Goal 1: The personality and character of neighborhoods is preserved". Speculative R2 zoning does not maintain the character of the neighborhood at Turner Farm and Olivet. Single family zoning would be consistent with the neighborhood. Further, the speculative nature of this rezoning does nothing to provide incentives, tools, and protections to discourage contextually inappropriate redevelopment in our historic rural neighborhood. R2 at this area does not meet the goals of the Columbia Imagined plan as adopted by the City of Columbia.

The stated goal of the Land Use and Growth management category is to "...promote and protect existing neighborhoods... discourage sprawl and encourage density in the city core...". This proposed rezoning represents the City's continued sprawl to the east. If R2 zoning is brought to this area how will this new density be served by the City's infrastructure? 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.

In addition, the many new vehicle trips and commercial activities aren't supported by a tiny and very narrow black top (South Olivet Rd.) with no shoulders, no sidewalks and no immediate plan for any substantial change at key intersections. This past year, one of the elected Boone County Commissioners described the paved roads in the immediate vicinity "glorified cow paths".

As neighbors directly adjacent to the subject property, we have many unanswered questionings and concerns about the requested rezoning to R2. We ask that the Planning and Zoning commission vote to limit the rezoning for Case # 54-2024 to R1 only.

Sincerely,

James Orthals
Bruna Orthals



Russell Palmer <rusty.palmer@como.gov>

RE: City of Columbia Case #54-2024 Deny the rezoning of Tract #1-30 acres into R-2

1 message

Cori Mayfield <tcmayfield@msn.com>

Tue, Feb 6, 2024 at 7:50 PM

To: "Rusty.Palmer@Como.gov" <Rusty.Palmer@como.gov>

Commissioners,

I ask that Planning and Zoning commissioners please vote to deny rezoning of Tract #1-30 acres as R-2 in City of Columbia Case #54-2024. I am sure I echo the concerns already expressed by 85% of the property owners within 185 feet of the subject parcel.

The R2 zoning will bring more traffic, impervious surfaces, light and noise pollution to an area that most of us moved to and invested in to get away from those aspects of city living. In addition, watching the city of Columbia fail to manage the water, sewage, roads, traffic, and safety of its present population gives more justification for requesting that an already over-burdened and poorly managed city government please not rubber stamp this rezoning.

Thank you for your consideration,
Cori and Tony Mayfield
6901 E Summers Lane

Case #54-2024

1 message

Steven Stepanovic <SStepanovic@pce-mo.com>
To: "Rusty.Palmer@CoMo.gov" <Rusty.Palmer@como.gov>
Cc: "mizzouinva@gmail.com" <mizzouinva@gmail.com>

Thu, Feb 8, 2024 at 11:31 AM

Rusty,

I'm writing to object to your staff report to the Planning and Zoning Commission regarding case #54-2024.

In your report you state that "The applicants have indicated a desire to construct a range of single-family housing types on the parcel, similar to those found in the neighboring Old Hawthorne development...". It's my understanding that this re-zoning is speculative and that there is no developer on board, how can any standards be maintained if no development team is committed to this property? Old Hawthorne owes its success to the clear vision and goals brought on by a developer, speculative re-zoning brings this into the city without a plan. Any multiple family or two-family zones within Old Hawthorne were done via planned developments or were accepted into the city as R-1, where is the planned development within this proposed re-zoning? Without planned development these are not comparable areas and should not be presented to the Zoning Commission as such.

"Agricultural Areas" are referenced in your report as lying to the southeast of the intersection of Turner Farm and Olivet Roads, these areas are not labeled as "Sensitive Areas" in the Columbia Imagined plan. Semantics are important in this case, to describe these as simply agricultural areas does not convey the purpose of defining this area within the Columbia Imagined plan. This location is defined as a sensitive area in the plan, meaning that it represents desirable land uses and natural features that are threatened by development activity and protection should be encouraged. Does placing speculative R-2 zoning directly across from these areas encourage their protection?

There are *no* R-2 zones anywhere near the subject tract. If this was a goal and value for the City why were the re-zonings to the north (south of Richland and east of Old Hawthorne North) brought into the city without R-2? This speculative rezoning drastically changes the character of this neighborhood and does not align with the goals of Columbia Imagined.

Regards,

Steven Stepanovic

7251 Turner Farm Rd

February 3rd, 2024

Planning and Zoning Commission
Attn: Rusty Palmer
701 E. Broadway
P.O. Box 6015
Columbia, Mo 65205

Commissioners,

This is in reference to City of Columbia Case #54-2024. The Owner of a 66.19 acre parcel located at the Northwest corner of South Olivet Road and Turner Farm Road in Boone County, MO has requested the City of Columbia consider Annexation into the City of Columbia and Rezoning. We, as adjacent property owners and nearby residents wish to state our adamant opposition to the rezoning of Tract #1 - 30 acres as R-2. The rural and single family home character of the neighborhood combined with the very limited infrastructure of the immediate area do not support R-2 zoning.

Growth is key to the success of Columbia and we welcome more families to our neighborhood, however we must make sure all development and growth is completed in a responsible manner.

Columbia Imagined, as adopted by this council, has a stated goal to "...encourage more holistic planning for the City's future and its citizen's' quality of life.". The first two categories around which the plan was developed are:

- Land use and growth management
- Environmental management

Many aspects of the purposed R2 rezoning are in conflict with these two key categories of the Columbia Imagined plan.

Map 5-5 on page 156 of the Columbia Imagined plan shows the south east future land use implementation plan. The land **directly** east of this proposed plan is listed as a sensitive area. Sensitive areas are defined in the plan as areas that the commission should work towards "preservation and protection of these areas should be encouraged to mitigate negative impacts on community resources and safety". Placing speculative R2 zoning directly across from a sensitive area does not promote the preservation of these areas. How will the City of Columbia ensure that these areas are protected? Placing R2 zoning so close to these sensitive areas will bring more traffic, more impervious surfaces, and light pollution.

Moreover, the first goal listed under the Land Use and Growth Management objective of the Columbia Imagined plan states "Goal 1: The personality and character of neighborhoods is preserved". Speculative R2 zoning does not maintain the character of the neighborhood at Turner Farm and Olivet. Single family zoning would be consistent with the neighborhood. Further, the speculative nature of this rezoning does nothing to provide incentives, tools, and protections to discourage contextually inappropriate redevelopment in our historic rural neighborhood. R2 at this area does not meet the goals of the Columbia Imagined plan as adopted by the City of Columbia.

"The stated goal of the Land Use and Growth management category is to '...promote and protect existing neighborhoods... discourage sprawl and encourage density in the city core...'. This proposed rezoning represents the City's continued sprawl to the east. If R2 zoning is brought to this area how will this new density be served by the City's infrastructure? 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.

In addition, the many new vehicle trips and commercial activities aren't supported by a tiny and very narrow black top (South Olivet Rd.) with no shoulders, no sidewalks and no immediate plan for any substantial change at key intersections. This past year, one of the elected Boone County Commissioners described the paved roads in the immediate vicinity "glorified cow paths".

As neighbors directly adjacent to the subject property, we have many unanswered questionings and concerns about the requested rezoning to R2. We ask that the Planning and Zoning commission vote to limit the rezoning for Case # 54-2024 to R1 only.

Sincerely,

Phillip Collier
Daphne Collier

706 S. Olivet Rd
Columbia, MO