Villas at Vintage Falls 2
Homeowners Association
5714 S. Short Line Drive
Columbia, MO 65203

May 16, 2017

Clint Smith
Senior Planner
City of Columbia
Community Dev. Department
Columbia, MO 65203

Dear Mr. Smith;

Please allow this letter to serve as official notice from the Villas at Vintage Falls 2 Homeowners Association that we are opposed to the rezoning proposal for 4206 Savoy Drive from R-1 to R-MF. This change will have a significant negative effect on our community and our residents from both a personal and financial perspective.

The Vintage Falls community is made up mainly of long term residents of the Columbia area who are either semi-retired or retired. Some of our residents have limited mobility and health issues and chose this neighborhood because it offered limited trafficked streets with limited access and a relatively stress less environment.

We believe the rezoning as proposed would have a serious negative impact on our neighborhood on a number of levels and urge the Planning and Zoning Commission not to move forward with this plan.

Thank you for your time and consideration.

Sincerely;

Arthur E. Quillo
President

Clinton Smith <clinton.smith@como.gov>

Follow up to May 16 meeting re: Savoy Dr rezoning

Richard Malon <r.malon@mchsi.com> Fri, May 19, 2017 at 2:59 PM
To: Clinton.smith@como.gov
Cc: Dixie Lenau <dlenau10@gmail.com>

Clint, this is a follow-up letter for the record from the May 16 public information meeting regarding the rezoning request on Savoy. I am opposed to this rezoning as were the 40 or 50 people who were in attendance at the meeting. This proposed rezoning will allow the construction of apartments that will be totally incompatible with the surrounding neighborhood, will disrupt the neighborhood and certainly have a negative effect on property values.

When you go out to review the property please note that the entire area north of Worley and west of Silvey is being developed as a condominium complex with upscale villas known as Vintage Falls. This neighborhood is occupied mostly by older folks and is one of the quietest neighborhoods in the City. An multi-story apartment building located immediately adjacent in the location described will be totally out of character with the rest of the neighborhood. It will certainly generate excess traffic on narrow streets, and increase noise levels and overall activity in the area.

Also please note that there currently are no apartment buildings on the north side of Worley street from Silvey to Strawn Rd. No apartment buildings should be allowed.

The entire neighborhood is totally opposed to this rezoning as is the developer of Vintage Falls. While I understand it may be difficult to say no to a fellow department employee, you will save a large group of people a lot of time, anxiety, and cost of attorney fees by simply denying this request.

Thank you,

Dick Malon
3801 Ivanhoe Blvd
Columbia, MO 65203
r.malon@mchsi.com
H 573-445-2446

Clinton Smith <clinton.smith@como.gov>

Oppose rezoning request for 4206 Savoy to multiple-family dwelling district

1 message

Wise, Rick J. <WiseR@missouri.edu> Wed, May 24, 2017 at 10:43 AM
To: "clinton.smith@como.gov" <clinton.smith@como.gov>

Mr. Smith,

I am contacting you to express my strong *opposition* to the rezoning request for 4206 Savoy to a multiple-family dwelling district. I live in Vintage Falls subdivision and the negative impact to the area is obvious to all.

Sincerely,

Rick Wise
4205 Fritz Court
Columbia, MO 65203

Clinton Smith <clinton.smith@como.gov>

4206 Savoy Road Rezoning

1 message

wayneculver@centurytel.net <wayneculver@centurytel.net> Tue, May 23, 2017 at 9:39 AM
To: "clinton.smith@como.gov" <clinton.smith@como.gov>

Mr. Smith,

Please note our sincere opposition to the rezoning requested by Phillip and Erin Teeple. Simply put, it would be unjust to allow someone with a pure profit motive to disrupt the quality of life of so many citizens that chose the character of the Vintage Falls neighborhood we presently enjoy.

There is also the legal issue surrounding the limitations contained in the grant of easement concerning this property.

Please consider all factors in arriving at a fair decision that most benefits the majority of your citizenry.

Please deny this request.

Thank you for your consideration,

Wayne and Janel Culver

3910 Ivanhoe Blvd.

Columbia, Mo. 65203

573-823-5187

Sent from Mail for Windows 10

Clinton Smith <clinton.smith@como.gov>

Case #17-132 Rezoning 4206 Savoy Drive

1 message

Margaret Miller <MMMiller@jcoil.com> Wed, May 24, 2017 at 12:56 PM
To: "clinton.smith@como.gov" <clinton.smith@como.gov>
Cc: Art Quillo <artq@centurylink.net>

Mr. Smith,

After attending the May 16, 2017 public information meeting as a resident at 4011 SAVOY DRIVE, I will be adversely affected by the rezoning of 4206 SAVOY DRIVE from R-1 and A to R-MF for the following reasons:

Residents of the Vintage Falls Villas significantly invested in the Villas development with the fact that 4206 Savory Drive was R-1 property. To change the zoning to R-MF in the middle of a maturely developed R-1 area would be UNFAIR to the existing residents and a breach of trust in the total purpose of zoning protection and regulations which the CITY of COLUMBIA well knows!

The Villas at Vintage Falls was meant to be a development for retired residents that have a lifestyle incongruent with the lifestyle of R-MF zoning. This rezoning would increase the noise level in an otherwise quiet neighborhood. Many residents, including myself, enjoy the safety of our neighborhood that allows us to get some exercise by walking. Increased traffic from the R-MF zone will greatly hamper our safety when taking our daily walks.

Property values in the Vintage Falls will decrease significantly. This in turn will decrease income to the City of Columbia because of lower property taxes. The property taxes you may receive from R-MF rezoning at 4206 Savoy Drive will not make up the difference the City of Columbia will lose from the residents in the Vintage Falls Villas.

Enrollment has decreased at the University of Missouri. Columbia is not even able to fill the apartment buildings that are currently existing. It makes no sense to rezone more property R-MF!

Emergency vehicles and City sanitation services have difficulty maneuvering when exiting from the end of Savoy street where 4206 Savoy Drive is located. In addition, It will be virtually impossible for a school bus to exit the area!

I would strongly suggest that you and ALL members of the planning and zoning commission physically visit the site for verification of the above-mentioned reasons of opposition. I trust that you will print this email and submit it to the council members at the June 8, 2017 planning and zoning commission meeting. Thank you.

Margaret Miller
4011 Savoy Drive

Columbia, MO 65203

Dixie Lenau

4009 Ivanhoe Blvd
Columbia, MO 65203
573-445-2431 (home)
573-489-1719 (cell)
dlenau10@gmail.com

May 22, 2017

Clint Smith
Senior Planner
Community Development Department, 5th Floor
P.O. Box 6015
Columbia, MO 65205

Dear Mr. Smith:

As President of the Board of Directors of the Villas of Vintage Falls, Plat I, I want to express my objection to rezoning property owned by Mr. and Mrs. Teeples, 4206 Savoy to R-MF (Multi-family) Case # 17-132.

The property in question lies adjacent to Vintage Falls and we believe rezoning it to Multi-family would have a negative impact on our established community. Our neighbors are mostly Senior Citizens who enjoy the quiet nature of our neighborhood. If an apartment complex were to be constructed on the property in question, I envision:

- more traffic on our streets
- much more noise
- possibly trash strewn around from large dumpsters and blowing into our yards
- children running through our lawns and riding their bikes on our property
- decrease in our property values.

Please take into consideration that Savoy is a narrow street that cannot accommodate large vehicles including emergency vehicles. Currently garbage trucks back down Savoy because there is insufficient space to turn them around. Columbia seems to already be overbuilt with apartments and our infrastructure is insufficient to accommodate more structures of this type.

Please help us maintain the quiet neighborhood we all enjoy by denying the request to rezone the property owned by Mr. and Mrs. Teeples. A multi-family structure is incompatible with the existing neighborhood.

Sincerely,

Dixie Lenau

Clinton Smith <clinton.smith@como.gov>

Deny Rezoning of Savoy

1 message

Doty, Jen <DotyJ@health.missouri.edu> Wed, May 24, 2017 at 1:58 PM
To: "clinton.smith@como.gov" <clinton.smith@como.gov>
Cc: "Doty, Jen" <DotyJ@health.missouri.edu>

Sir,

I have lived at 3802 Ivanhoe Blvd since July of 2006., have been in Columbia since 1982. I was 45 at the time I purchased in Vintage Falls. I had to work two jobs to be able to afford this great home. Currently at 56, it was the best decision I have ever made.

I love my quiet, safe community. I have already experienced an increase in property value.

I am asking you to deny the request to rezone Savoy.

I purchased to retire in this subdivision and want it to remain the quality it was when I purchased it.

A mutl-family housing rezone, could increase crime, would increase traffic, and would decrease property value.

I am 100% against rezoning of Savoy as multi-family.

Please don't hesitate to contact me if you have questions.

Jennifer Doty, BSN RN

University of Missouri-Columbia

Clinical Coordinator

Surgery

Cell 573-424-1578

Clinton Smith <clinton.smith@como.gov>

Proposed rezoning of 4206 Savoy (Case #17-132)

1 message

Anne & Terry Jackson <tljusa@aol.com> Wed, May 24, 2017 at 2:41 PM
To: clinton.smith@como.gov

Mr. Clint Smith, Senior Planner City of Columbia

We are writing to express our concern at the proposal to rezone a portion of our street to R-MF (Multiple-family Dwelling District). Currently Vintage Falls is primarily a retirement area that is a quiet setting with limited traffic. Opening our street to a development of apartments or condos up to 56 units would drastically change the landscape and environment in which we reside. To see the potential of this, one only has to look across the street.

There is a condominium development on the south side of Worley street near the Strawn street intersection that demonstrably contributes to considerable traffic on Worley and Strawn streets. The major difference is that Worley and Strawn (County Highway ZZ) streets were designed to handle this traffic flow; conversely, Savoy is a quiet residential street through a semi-retirement area.

While we agree that people should be generally be allowed to use their possessions (in this case land) as they wish, the old legal saying "the right to swing your fist ends where the other fellow's nose begins" certainly applies in this case. The potential profits of one individual could bring drastic lasting change and potential cost to a number of other people who thought they were moving to a quiet area in Columbia. A potential apartment building at the end of one's street belies the notion that one is residing in a quiet retirement area. Additionally, congregate living situations seemingly bring other inherent problems (of which we could elaborate) besides traffic, however traffic is the one that is inevitable.

Please consider all circumstances when deliberating on whether to support this zoning change. Granted, all progress means change, but more importantly, not all change means progress. The residential area of Vintage Falls now serves Columbia and its residents well with the current status; thus we oppose the seemingly open ended proposal to rezone 4206 Savoy, presented by the Crockett Engineering firm representing case #17-132.

Thank you for your time.

Terry & Anne Jackson
4006 Savoy
Columbia MO 65203
573-881-1194

Clinton Smith <clinton.smith@como.gov>

Re-Zoning Request

1 message

Ken Knudten <homer2711@yahoo.com> Wed, May 24, 2017 at 2:43 PM
Reply-To: Ken Knudten <homer2711@yahoo.com>
To: "clinton.smith@como.gov" <clinton.smith@como.gov>

Wednesday, May 24, 2017

Dear Mr. Smith,

We are emailing you to let you know we are vehemently opposed to the request by Crockett Engineering to re-zone the landsite at 4206 Savoy Dr.,
Columbia for Multi-Family housing. **Please make the City Council aware of our concern**. Apartments, in that particular location, would result
in not only decreased property values for our Vintage Falls community (which has been here for over 10 years), but would also result in
unwanted noise, traffic and crime potential. It's simply a very BAD IDEA!!!

Mary Jo & Ken Knudten
3814 Ivanhoe Blvd.
Columbia, MO 65203

Clinton Smith <clinton.smith@como.gov>

Case #17-132 Rezoning 4206 Savoy Drive

1 message

Art Quillo <artq@centurylink.net> Thu, May 25, 2017 at 8:02 AM
To: clinton.smith@como.gov

Mr. Smith;

When deciding where to buy our last home, we looked at a number of neighborhoods in Columbia. We picked the Villas at Vintage Falls because of its location. It is a planned community and was designed for retired and semi-retired residents who have no children living at home. We like most of the others who live here chose to buy in a community with certain characteristics.

Our community has slightly narrower streets, there are no through streets or busy intersections, our residents can walk for needed exercise in a quiet environment without worry about speeding or through traffic. Changing the zoning from R-1 to R-MF in this community will drastically change the neighborhood on a number of levels, including noise, personal safety, traffic volume and long term home value.

I urge you and the other members of the planning and zoning commission to reject this change and respect the integrity of an already mature, settled community that was developed and has grown to accommodate retired, aging and long term Columbia residents.

Please print and submit this email to the proper city officials as my opposition to changing the zoning of 4206 Savoy Drive from R-1 to R-MF.

Thank you for your consideration

Arthur E. Quillo

4203 Fritz Court

Columbia, MO 65203

573.447.3994

Clinton Smith <clinton.smith@como.gov>

4206 Savoy Rezoning

1 message

Dick & Avis <mobyrara@mchsi.com> Thu, May 25, 2017 at 11:34 AM
To: clinton.smith@como.gov

To: Clint Smith, Senior Planner

Community Development Dept.

Columbia, MO

Mr. Smith . . . I am writing you relative to the 4206 Savoy Rezoning request. My wife and I live at 3707 Ivanhoe Blvd. and we are very much concerned about the possibility of Multi-Family housing west of us on Worley. We were among the very first to move into the Villas at Vintage Falls in the year 2005. We were younger then, but time has its way and my wife is disabled and I do our shopping, etc., etc. We are now 90 years of age and the traffic at the intersection of Ivanhoe and Worley, not to mention Worley and Silvey, has more than tripled since we moved here. The last thing we need is to increase that traffic by double or triple digits once again. I know your job is not to consider only people like us, but it is to be considerate of people like us. Please consider us in your determination of this rezoning request. Please deny this rezoning proposition request. Your actions are very important to us.

--Richard

C. & Avis D. Rooney--

Clinton Smith <clinton.smith@como.gov>

Rezoning of 4206 Savoy (case # 17-132

1 message

Ed Nichols <ednic108@gmail.com> Thu, May 25, 2017 at 8:29 PM
To: clinton.smith@como.gov

As new residents of the Villas at Vintage Falls, we would like to express our opposition to the rezoning request now before the city. We moved into this area due to the quiet nature of the neighborhood in order to enjoy our retirement years.

If multi- family housing is allowed in the area it will not only destroy the atmosphere that is now present, but will also increase traffic by a substantial amount. The street , Savoy, was not designed to handle the traffic that will be added due to multi-family housing. Also the life safety issue regarding fire trucks, school buses, and ambulances needs to be taken into consideration.

A rezoning change of this nature will also have a substantial adverse effect on the property value of all current villa owners.

Ed & Janice Nichols

3815 Ivanhoe Blvd.

Clinton Smith <clinton.smith@como.gov>

Rezoning of property at 4206 Savoy

1 message

Beverly <bawald@centurylink.net> Fri, May 26, 2017 at 9:32 AM
To: clinton.smith@como.gov

Mr. Smith,

I respectively request that you do not rezone the property at 4206 Savoy to Multi Family Housing. Please consider all the changes this community would incur if this property is rezoned. I am not going to list the changes we would see come to past as you well know what will happen. Please consider what you would do if you lived in Vintage Falls.

Thank you for taking time to consider my request.

Sincerely,

Beverly Walden
4103 Fritz Court
Columbia, MO 65203

Clinton Smith <clinton.smith@como.gov>

Rezoning of Property at 4206 Savoy Drive

1 message

Fred Pistel <fpistel@aol.com> Thu, May 25, 2017 at 1:59 PM
To: clinton.smith@como.gov

We are writing this as concerned property owners in Vintage Falls. We are against the rezoning of this property. Since moving to Vintage Falls, we have found living here to be everything we had hoped for. This is a neighborhood specifically designed for Senior Citizens who enjoy living a quiet and peaceful lifestyle, free from the fast paced life of working and raising children. This minimizes concerns about late night parties, loud music, heavy traffic or crime.

Our neighborhood would change with the potential rezoning of this property to multi-family.
Approval of this request would bring a new community landscape of younger families into our neighborhood which would result in the loss of our current senior community. In addition, this change would bring heavier traffic onto an already narrow dead-end street where garbage trucks have difficulty turning around. Imagine the problems our fire department would have in case of emergencies. Bringing children and younger adults into our community adds noise, traffic, potential for crime, and the nightmare of accommodating school buses and emergency vehicles. Our property values would be affected and the integrity of our senior community ruined.

It is also our understanding and concern that the applicant for rezoning is also an employee of the City of Columbia, and actually works in the rezoning area. We hope that those making this decision will focus on the issue at hand and put personal feelings aside. This should be a reasonable and rational decision.

It is our hope that everyone involved in making this decision will visit our neighborhood and seriously evaluate the potential problems with the rezoning of this land. Columbia does not have enough neighborhoods for Senior Citizens. We have an ideal neighborhood---let's not take that away for open rezoning that just isn't appropriate.

Thanks for taking the time to consider our concerns.

Fred & Doris Pistel
606 Napa Drive

Clinton Smith <clinton.smith@como.gov>

CASE #17-132 (4206 Savoy rezoning to multi-family dwelling district)

1 message

Mark & Lois Hollenbeck <markloisholl@gmail.com> Fri, May 26, 2017 at 1:41 PM
To: clinton.smith@como.gov

Clinton, my wife and I also express, along with our neighbors, deep concern and objection to the above proposed rezoning.

It is our belief that this act would jeopardize property values in our neighborhood and potentially cause undue traffic congestion.

We have signed a petition to the City Council about these concerns.

Please take our concerns to the City Council at the appropriate meetings.

Thank you,

Mark and Lois Hollenbeck
4110 Fritz Court
816-783-3256

Clinton Smith <clinton.smith@como.gov>

rezoning of property at 4206 Savoy, Columbia MO

1 message

Chris Cott <cccott@centurylink.net> Fri, May 26, 2017 at 5:20 PM
To: clinton.smith@como.gov

Mr. Smith,

This is a follow-up letter to you for the record from the May 16th public information meeting regarding the rezoning request on the property above. I am opposed to this rezoning as were the 50 other people who were in attendance at the meeting. The proposed rezoning would allow the construction of apartments that will be totally incompatible with the surrounding neighborhood, and would certainly have a negative impact on property values.

This neighborhood is predominantly made up of semi-retired or retired people. The streets are very narrow, and not suitable for extraordinary traffic that will accompany such development. Emergency vehicles will have trouble accessing such additional building. Currently trash trucks have to back down the street to avoid hitting fixtures, light poles, etc. I have concern as to the potential for increased traffic and related crime that may accompany rental development in such a neighborhood. If you visit the street, you will see the tight access to this property, not to mention potential additional noise and overall activity in the area.

Such development (multi family housing) will be totally out of character with the neighborhood, which is currently one of the quietest neighborhoods in the city. Please note there are no apartment buildings on the north side of Worley Street from Silvey to Strawn Rd. No apartment buildings should be allowed.

Please deny this rezoning request.

Respectfully,

Charlie and Chris Cott.

Clinton Smith <clinton.smith@como.gov>

Case #17-132

mary sharabaika <marysha1@yahoo.com> Sat, May 27, 2017 at 11:03 AM
Reply-To: mary sharabaika <marysha1@yahoo.com>
To: "Clinton.Smith@como.gov" <Clinton.Smith@como.gov>

Mr. Clint Smith, Senior Planner
Community Development Department, 5th Floor
Columbia, MO 65205

RE: Case #17-132\
Rezoning of 4206 Savoy Drive, Columbia, MO 65203 to R-MF (Multiple Family Dwelling District)

Dear Mr. Smith:

This letter represents my opposition to the re-zoning of the property located at 4206 Savoy Drive, Columbia, MO, to a multiple family dwelling district. This re-zoning would be a disservice to all the residents who currently live in Vintage Falls by increasing the amount of traffic on Savoy Drive which could lead to accidents with all the new residents. We all realize the police department is understaffed now, what would the increased number of people living in this area create?

I moved to Columbia because it was touted to be in the top 25 cities to live in the United States because of good health care, walkability, and a safe community. Is that going to change now with a multi-family dwelling at the end of our street?

There are multiple apartment buildings in the city and I am almost certain they are not at full capacity now. With the drop in enrollment at the university, I would think the city council would think twice before recommending the approval of this re-zoning and building of more apartments. How many empty buildings before it affects our property values and people start moving out of town.

I am extremely averse to this re-zoning and hope the city sees the damage it will do to our community of Vintage Falls.

Sincerely,

Mary Sharabaika
3905 Savoy Drive
Columbia, MO

Clinton Smith <clinton.smith@como.gov>

Rezoning Request

1 message

Stephen Gaither <lstephengaither@yahoo.com> Sat, May 27, 2017 at 3:18 PM
To: clinton.smith@como.gov

This is to advise that my wife and I are opposed to the request to rezone 4206 Savoy to R-MF, case #17-132.

L. Stephen and Leslie Gaither
4000 Ivanhoe Blvd.
Columbia 65203

Sent from my iPad

Mr. Clint Smith, Senior Planner May 26, 2017

Community Development Department, 5th Floor

PO Box 6015

Columbia, MO 65205

Case #17-132

Dr. Mr. Smith:

Thank you for your time and expertise while conducting the information meeting regarding Case #17-132 on May 16. My wife and I follow Columbia City business regularly; and we appreciate the hard work of you and others who serve our community.

We would like to submit our opposition to the rezoning of property at 4206 Savoy Dr. from A/R1 to R-MF for the following reasons.

- Before signing a contract to have our house built at 4113 Savoy Dr (within 200 feet of the proposed rezoning) we researched the zoning of all areas south of West Worley and found them suitable to our desire to live in Vintage Falls. We encourage the City and Planning and Zoning to vote against rezoning of the property at 4206 Savoy Dr because doing so could and likely will reduce the value of our property.
- We chose this location because the neighbors here are almost all retired senior citizens seeking the same quiet, safe, caring community we enjoy together. Multi-family dwellings and what they often bring with them will not fit in and harmonize with our community. Please don't destroy what we have invested in and helped create for our retirement years.
- Savoy Drive is narrower than most city subdivision streets because of the kind and amount of traffic we senior citizens conduct in our community. It is not built for school buses and the increased traffic you can expect from 60 apartments.

Please save our community from the significant challenges and potential financial ruin we could face with the development of multi-family dwellings at 4206 Savoy Dr.

Sincerely,

Harvey and Jan Holden

Clinton Smith <clinton.smith@como.gov>

Rezoning of 4206 Savoy to R-MF (Multiple-family Dwelling District) (Case #17-132)

1 message

Joyce Jones <gmameow@centurylink.net> Sun, May 28, 2017 at 10:57 PM
Reply-To: Joyce Jones <gmameow@centurylink.net>
To: clinton.smith@como.gov

Dear Mr. Smith:

I attended the May 16, 2017 meeting in City Hall with you regarding the rezoning of 3.99 acres at 4206 Savoy from R-1 and A to R-MF (Multiple-Family Dwelling District).

Approximately 20 years ago, my husband and I built a home in Seven Oaks (behind and below the Grand Cru Restaurant off South Providence Road). We were the first house on the left as you entered the subdivision and lived there for approximately 11 1/2 years. This is a fairly large subdivision which is zoned for single family dwellings. We were one of the first families to live there and watched the subdivision grow and become a beautiful and wonderful place to live and raise children. It felt like you were in the woods with lots of deer, raccoons, birds, wild turkeys, etc. Everything was fine for several years. However, because of its proximity to the University, as original families sold and moved out, parents of students began to buy up the homes for their student children to live in while attending the University of Missouri.

By the time we moved out, almost 9 years ago, we had the following problems: Loud parties into the night and overflowing into the street; loud pickup trucks arriving and leaving parties late at night; trash, beer, and soda cans strewn everywhere; drug dealings; students peeing on trees and bushes (I was awakened one night by a noise outside and caught a guy peeing on the Colorado Blue Spruce tree outside my bedroom window and another night, a couple of guys peeing on the utility box across the street and one beside a neighbor's house); students sliding down the icy street on sleds in the wee hours of the night; sumo wrestlers riding around the neighborhood on car tops (believe they call this car surfing); street signs being stolen; more than 3 unrelated people living in a single family dwelling creating lots of extra vehicles parked on the streets; Christmas decorations stolen; and the list goes on and on. The bottom line is that students and retirees don't mix well.

We have a beautiful subdivision with $300,000-$500,000 villas, owned by retirees or soon to be retirees, with some being widows and widowers, which is governed by a set of covenants. If this 3.99 acres is rezoned to allow for multi-family housing (apartments, condos?), 1) They will not fall under our **covenants**. 2) Our **property values** will go down. 3) The **noise level**, in an otherwise very calm and quiet subdivision, will go up. 4) **Traffic** will increase tremendously. 5) **Security** will be a problem (as I understand it, there is potential for at least a couple hundred extra people if they build some 3 story apartment buildings/right now we don't know what their building plans are). The 2016-2017 Columbia population is approximately 108,500 people plus 45,115 students (which equals 153,615 people) and only 18 policemen on patrol at any given time, you can see what another 200 plus people could possibly do to the security in this area. There are so many robberies, drive by shootings, and murders in this town (almost on a daily basis), that 18 policemen don't even come close to being able to be in all places at all times. Right now, we have very few problems where a policeman is needed, but add a couple of hundred extra people of all kinds, including students, you can see how that could change overnight.

In closing, I would like to add that I, like my neighbors, do not want this 3.99 acre piece of land to be rezoned to multi-family housing. I just feel like there are too many problems that would be connected to it.

Sincerely,
Joyce Jones
3904 Savoy Drive
Columbia, Missouri 65203
PH: 573-442-7276 (LL) or 573-489-0792 (Cell)

Clinton Smith <clinton.smith@como.gov>

Case #17-132

1 message

Parker-Oliver, Debbie R. <oliverdr@health.missouri.edu> Mon, May 29, 2017 at 1:59 PM
To: "clinton.smith@como.gov" <clinton.smith@como.gov>

Mr Smith- please be advised that I object strongly to the zoning of 4206 Savoy to R-MF. As a resident of Vintage Falls Phase 1 the change in zoning could effect my neighborhood if a multi family dwelling is built. Columbia is full of multi-family housing - in fact overrun. These dwellings can not even be filled. We already have a huge complex off Broadway nearby. Savoy is a quiet little street in a neighborhood of older persons. We walk our dogs and enjoy peace and quiet- we do not appreciate the additional traffic which such a complex would bring. We moved into this neighborhood to escape such traffic. I request this be denied. Thank you

Debra Parker Oliver
3911 Ivanhoe

Clinton Smith <clinton.smith@como.gov>

Rezoning of 4206 Savoy Dr.

1 message

Annie Moerbe <amoerbe@effigyarch.com> Tue, May 30, 2017 at 9:22 AM
Reply-To: Annie Moerbe <amoerbe@effigyarch.com>
To: "clinton.smith@como.gov" <clinton.smith@como.gov>

Mr. Clint Smith,

The purpose of this email is to oppose the rezoning of 4206 Savoy from R-1 and A to R-MF (Multiple-family Dwelling District). My name is Annie Moerbe and I reside at 4200 Savoy Dr. The reasons for my opposition include the following:

- The neighborhood is currently a quiet, peaceful, safe environment for the primarily elderly inhabitants. Why endanger this setting for a large number of people for a few, Phil and Erin Teeple, to benefit financially from the situation.
- If indeed Mr. Teeple is a city employee, in development then there could be issues with a conflict of interest with city planners and possibly the City Council.
- I am an archaeologist and have worked on many projects such as highways, lake reservoirs, etc. where through eminent domain the government has expropriated private property for public use. I fear that once rezoned and apartments are built that the Daugherty family would be forced to allow Savoy Dr. to be utilized as an access to the apartment complex. The traffic, noise, and general safety of the neighborhood would be compromised, and property values would likely be adversely affected.

I am respectfully asking that you and the City Council consider the benefits and greater good for the many over the few. And just a side note, maybe Phil and Erin Teeple should be encouraged to attend the June 8th meeting so they can fully understand the impact that their proposal for rezoning could have on numerous people in their community.

Annie L. Moerbe
4200 Savoy Dr
Columbia, MO 65203

Cell: 913 620-3070
Email: amoerbe@effigyarch.com

Clinton Smith <clinton.smith@como.gov>

Rezone 4206 Savoy (Case #17-132)

1 message

pendergrafts <pendergrafts@missouri.edu> Tue, May 30, 2017 at 11:06 AM
To: "clinton.smith@como.gov" <clinton.smith@como.gov>
Cc: Daugherty-Scott <Sdaugherty30@gmail.com>, Quillo-Art & Kathy <artq@centurylink.net>

TO: Clint Smith, Senior Planner

Community Development Department

clinton.smith@como.gov

FROM: Harry and Sharon Pendergraft

DATE: May 29, 2017

RE: Re-zone 4206 Savoy (Case #17-132)

We live at 4111 Savoy Drive and have lived in Vintage Falls four years. We adamantly oppose rezoning the property at 4206 Savoy Drive from single to multi-family to build a possible 56-unit complex for a number of reasons but the most important objection is one of safety.

Fairway Meadows received special permission from the City to allow narrow streets when Vintage Falls was developed. The proposed complex off of Savoy would create a huge number of problems. Large vehicles such as garbage trucks, fire trucks, etc. are not able to turn around due to restricted space. Presently, garbage trucks have to back down Savoy in order to collect the refuse each week. It could be disastrous if there was a fire in a multi-family living complex. Maneuvering school buses to transport children from the proposed complex would also be a nightmare.

As it stands now, serious traffic problems are created when there is new construction on Savoy. Concrete trucks and other building material delivery trucks, as well as construction crew and sub-contractors' trucks make navigating our street a challenge. The logistics of building a 56-unit complex and all the construction traffic that would entail is mind-boggling.

We believe the rezoning of this area from single to multi-family should not be allowed under any circumstance. We chose this location because of the safe, quiet neighborhood and older residents

living here, as did all of our neighbors. Our relatively small and quiet neighborhood would be drastically changed to one that no one in Vintage Falls wants. We sincerely hope the City denies the rezoning request.

Harry and Sharon Pendergraft

4111 Savoy Drive

pendergrafts@missouri.edu

573-447-3260

Clinton Smith <clinton.smith@como.gov>

4206 Savoy Dr Rezoning

1 message

Carol Walther <cwalther53@hotmail.com> Tue, May 30, 2017 at 11:18 AM
To: "clinton.smith@como.gov" <clinton.smith@como.gov>

Dear Mr. Smith,

I am the property owner and live at 4200 Savoy Dr and am writing to register my protest in the rezoning of the property at 4206 Savoy Dr.

I have many concerns, among them being:

1. Almost all of the Vintage Falls residents are over 60 with many residents in their 80's and even 90's. We moved here because we wanted quiet, safe streets in an adult neighborhood with low traffic. For many of us, this is our safe and secure haven and our last stop before we can no longer live independently.
2. Of course, we are concerned with the lowering of our property values and resale of our homes when the intended character and solitude of our neighborhood changes by adding apartments.
3. When I look at the satellite map of the 3.99 acre site, it appears to be surrounded on all sides by single family homes. Do we really need to put apartments in the middle of a residential area? It seems like there would be other areas in Columbia that would be more suitable to apartment building.
4. It has been brought to my attention that one of the property owners is an employee of the City of Columbia. This seems to be a conflict of interest that would and should always be questioned. How can this be decided upon fairly?

I do understand that the property owner would stand to make a big profit if this rezoning is approved. But, one person's profit would be at the expense of so many people in Vintage Falls that moved here in search of peace, quiet, solitude and security. These apartments don't NEED to be built. I am for doing what is best for the majority, not one man's profit.

Respectfully submitted,

Carol Walther
4200 Savoy Dr
361-562-1833

May 24, 2017

To: Clint Smith, SR. Planner

Ref: Rezoning 4206 Savoy Dr.
to R-MF (Case # 17-132)

From: Joyce Evans
3915 Savoy Dr
Columbia, Mo 65203

I strongly oppose the Rezoning!

When I purchased my home on Savoy Dr, I was attracted to this location, as it is a quite and mature neighborhood.
I fear Rezoning property at 4206 Savoy could —

Devalue property/Homes in Vintage Falls
Increase Traffic on Savoy Dr.
Increase noise on Savoy Dr.
Increase Chance for Crime in neighborhood
Increase Chance for mischief activities

I ask you to Reconsider this Rezoning, it is Not in the best interest of neighbors on Savoy Dr and residence of Vintage Falls

Thanks for Reconsidration

May 24/2017

To: Clint Smith, Sr. Planner
Ref: Rezoning 4206 Savoy Dr. to R-MF (Case # 17-132)
From: Andrew Eads
3915 Savoy Dr.
Columbia, Mo 65203

I strongly oppose rezoning 4206 Savoy to ~~M~~ R-MF.

I was strongly attracted to this area because it was a senior mature location.

I fear rezoning property at 4206 Savoy would:

Devalue property Chomes in Vintage Falls
Increase traffic on Savoy Dr.
Increase noise on Savoy Dr.
Increase chance of crime in neighborhood.
Increase chance of mischief activities.

I ask you to re consider this rezoning. It is not in the best interest of neighbors in Vintage Falls neighbors.

Thank you for your consideration,

Andrew W. Eads

BONNIE CASSELS
4011 Ivanhoe Blvd
Columbia MO 65203-1047

May 25, 2017

Clinton Smith, Senior Planner
Community Development Department, 5th Floor
PO Box 6015
Columbia MO 65205

RE: Rezoning 4206 Savoy to R-MF

Dear Mr. Smith:

We lived in a family neighborhood here in Columbia for 20 year with children playing in the yard, bike riding the streets, extra cars of teens abounding. Approaching retirement, we yearned for a quieter lifestyle – and found it in The Villas at Vintage Falls. We chose this serene neighborhood because of its "Senior Living" atmosphere. Now, we find out the Teeples want to rezone property adjacent to Vintage Falls to Multiple-Family Dwelling District.

Since no plans for development are available to us, despite the fact engineers are involved, we can only assume that is because the proposed housing would be abhorant. As stated at the June 8 Public Hearing, once the land is rezoned, Teeples can build whatever he wants. Therefore, I implore you and the Planning and Zoning Commission to absolutely NOT rezone 4206 Savoy to R-MF.

Yes, he owns the property, but hundreds of us established a neighborhood before he nudged in. This attempt to include 3.99 acres of Multiple-Family Dwelling is not consistent with Vintage Falls. Savoy was not constructed, and approved to be built, to carry this additional load of residential and service traffic. That decision was made years ago.

Please, do not rezone 4206 Savoy to R-MF.

Sincerely,

Bonnie Cassels

Bonnie Cassels

our area — witness the Kelly Complexes on West Broadway — for now and the future. Let's keep Savoy for single family or duplex units. We oppose the possibility of apartments in the Savoy area per Case # 17-132.

Thank you for your attention.

Sincerely,

Charles B. Dreyer Betsy Dreyer

3819 Ivanhoe Blvd.
Columbia, MO 65203
May 30, 2014

Clint Smith, Senior Planner
Community Development
Columbia, MO 65205

Dear Mr. Smith,

We encourage you and your Planning staff to take a leisurely walk down Savoy Ave., 65203, and you'll discover why Columbia doesn't need an apartment complex built at the street's end!

Our city has plenty apartments in

4101 Savoy Drive
Columbia, MO 65203
May 24, 2017

Mr. Clint Smith, Senior Planner
City of Columbia
Community Development Department, 5th Floor
P. O. Box 6015
Columbia, MO 65205

Re: Case #17-132

Dear Mr. Smith:

The proposal before you to change the zoning of the parcel located at 4206 Savoy Drive from Agriculture to R-MF (Multi-family Dwelling) is ill advised and should be denied for the following reasons:

1. The current access to the subject property is from Savoy Drive, and the assumption is that this access will be proposed for the subject property should the rezoning request be approved. Is that also your assumption? Are there other possible options? If so, those should be explored and addressed in the application. The specificity of access cannot be left to assumptions. If access is via Savoy Drive, this street cannot handle a sizable increase in traffic without unduly decreasing the safety of residents currently residing on Savoy or Ivanhoe/Prague, streets from which to access Savoy.
2. The development known as Vintage Falls is an entity that has become home to largely older adults, primarily due to the choice people living here have made based on the existing zoning of 4206 Savoy Drive. Changing that now is unfair to the people who have chosen to invest in their properties in Vintage Falls in good faith.

I trust your further review will convince you of the ill advised nature of this proposal before the city and result in its denial.

Please make this letter of objection available to the Planning and Zoning Commission prior to their action on the proposal.

Sincerely,

Lawrence M. Hogan

Lawrence M. Hogan

Re: Rezoning 4206 Savoy Dr
Columbia MO.

The increased traffic on Savoy would be a big problem. Also very narrow and garabage trucks have problems so emergency vehicles would have difficulty also.

Property owner is city employee!!

You should look at this site very Carefully.

Lois Shern
3913 Savoy Dr

Lois Shern

Clinton Smith <clinton.smith@como.gov>

4206 Savoy - Case #17-132

1 message

Karon Huggler <karonhug@gmail.com> Thu, Jun 1, 2017 at 8:46 AM
To: clinton.smith@como.gov

We are writing to oppose the rezoning of 4206 Savoy Dr., Columbia, MO 65203

We just completed construction on the most recent house on Savoy Drive. Because Savoy Drive is a narrow street we found it very difficult to navigate during construction.

When cars are parked along the street special precautions need to be taken when driving down Savoy and this was especially true when trucks and larger vehicles were involved. Cars would often have to pull to the side of the street to allow cars to drive past in the opposite direction. In fact, it was occasionally necessary for drivers to get out of their vehicles to direct traffic on the street.

We are concerned that adding a multiple-family dwelling at the far end of Savoy would have a SIGNIFICANT negative impact on the flow of traffic. School buses, city refuse vehicles and large delivery trucks would find it difficult to navigate this narrow street and residents would be put at risk.

Pete and Karon Huggler
4004 Savoy Dr.
Columbia, MO 65203

Clinton Smith <clinton.smith@como.gov>

4206 Savoy Rezoning

1 message

Bob Iglehart <iglehart.bob@gmail.com> Wed, May 31, 2017 at 7:12 PM
To: clinton.smith@como.gov

Dear Mr. Smith,

My wife and I are opposed to the rezoning of the 4206 Savoy property to Multi-family housing. We live at 500 Sable Court and the designation will create more traffic to this area and very likely more crime. We already have more apartments within a 5 block radius of the designated property and this would only add to the abundance of rooms in this area.

Thanks for your consideration of this proposal.

Bob and Marva Iglehart
500 Sable Court
Columbia, MO 65203
573-446-0372

Sent from my iPad

Clinton Smith <clinton.smith@como.gov>

Rezoning of 4206 Savoy - Case #17-132

3 messages

L. Gerald <bbnkkmn45@hotmail.com> Mon, May 29, 2017 at 10:23 AM
To: "Clinton.smith@como.gov" <Clinton.smith@como.gov>

We recently moved to Vintage Falls II, because of the nature of the sub-division as being a quiet area for older owners. Now we hear that the property owner at 4206 Savoy wants to rezone his property to R-MF (Multiple- family Dwellings). The stated word at the present time is they do not have a plan for building. Of course we know that if they want a zoning change they are planning to build. I am against rezoning that property for many reason.

1. Savoy is a small residential street and can not handle a large volume of traffic. If 50 to 100 additional cars were put on the street it would be a mess.
2. Already we are seeing that the town is over built with apartments and student count at MU is not increasing. We do not need additional apartments on small areas of space.
3. Noise would be increased with a large number of additional residents in our area. We are a quiet peaceful area.
4. Our property may be adversely impacted by a large apartment complex so near to us.
5. Vintage Falls I, Vintage Falls II along with Smithton Villas currently have 2 exits to accommodate the entire area. Adding more traffic is not wise.

Clinton Smith <clinton.smith@como.gov> Tue, May 30, 2017 at 8:10 PM
To: "L. Gerald" <bbnkkmn45@hotmail.com>

Good afternoon,

I received your correspondence regarding the rezoning request for 4206 Savoy, but I did not see your name or address on the email. Would you be able to provide this information? We typically request that this information be provided with public comment so that the Commission will know that you are a nearby resident that may be impacted by this request. If you have any question, please let me know. Thank you.

[Quoted text hidden]

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Clint Smith
Senior Planner | Community Development
City of Columbia | 701 E. Broadway | Columbia, Mo
p: 573.874.7437

L. Gerald <bbnkkmn45@hotmail.com> Tue, May 30, 2017 at 8:25 PM
To: Clinton Smith <clinton.smith@como.gov>

My name is Gerald Brooks and I live at 4107 Duckhorn Way. Thanks for replying I thought of this later that I hadn't included that information.

From: Clinton Smith <clinton.smith@como.gov>
Sent: Tuesday, May 30, 2017 8:10 PM
To: L. Gerald
Subject: Re: Rezoning of 4206 Savoy - Case #17-132

[Quoted text hidden]

Clinton Smith <clinton.smith@como.gov>

Rezoning 4206 Savoy From R to MF (Multi-family Dwelling District) (Case #17-132)

3 messages

Sandra Brooks <bbnkk1945@hotmail.com> Mon, May 29, 2017 at 3:24 PM
To: "clinton.smith@como.gov" <clinton.smith@como.gov>

Request zoning denial from R to MF

As a retired person that has just built and moved into a villa in Vintage Falls, Plat II February 2017, I strongly request that you deny rezoning 4206 Savoy to MF. I built in this area after much research seeking a place that was quiet, a retirement community that afforded me access to quiet streets within the development, easy movement within the community and retired neighbors.

Rezoning 4206 Savoy to MF will:

1. Reduce greatly the value of my property.!!!
2. The quiet street of Savoy would become a raceway going down to multiple family apartments at 4206 Savoy, with at least 100 cars added to traffic on a small neighborhood street within Plat II of Vintage Falls. (If 56 units were approved, there would be at least 1 car per unit plus another 1-2 cars per unit!! Impossible to comprehend.)
3. Savoy is so narrow, garbage trucks have to back down it!!
4. Only 2 exits out of the entire Vintage Falls Community of Plat I and Plat II.
5. Columbia is overbuilt with multiple family units...look south of proposed rezoning...apts on West Worley. Drive down Silvey Street south of Smithton Middle School...apts, look up and down West Broadway on south side...huge development of apts. We dont need more multiple family housing at 4206 Savoy!!!
6. What about police and fire protection??
7. NOISE!! Property owner is a CITY EMPLOYEE, in development – conflict of interest!!

Clinton Smith <clinton.smith@como.gov> Thu, Jun 1, 2017 at 9:43 AM
To: Sandra Brooks <bbnkk1945@hotmail.com>

Ms. Brooks,

Good morning. I received your correspondence regarding the rezoning request for 4206 Savoy, but I did not see your name or address on the email body itself. Would you be able to provide this information? We typically request that this information be provided with public comment. If you have any question, please let me know. Thank you.

[Quoted text hidden]

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Clint Smith

Senior Planner | Community Development
City of Columbia | 701 E. Broadway | Columbia, Mo
p: 573.874.7437

Sandra Brooks <bbnkk1945@hotmail.com> Thu, Jun 1, 2017 at 10:21 AM
To: Clinton Smith <clinton.smith@como.gov>

Sandra K Brooks

4107 Duckhorn Drive

Columbia, Mo 65203

From: Clinton Smith <clinton.smith@como.gov>
Sent: Thursday, June 1, 2017 9:43 AM
To: Sandra Brooks
Subject: Re: Rezoning 4206 Savoy From R to MF (Multi-family Dwelling District) (Case #17-132)

[Quoted text hidden]

Clinton Smith <clinton.smith@como.gov>

Case #17-132

4 messages

CenturyLink Customer <giddingsw@centurytel.net> Thu, Jun 1, 2017 at 10:54 AM
To: Clinton Smith <clinton.smith@como.gov>

Mr. Smith,

First, I'd like to compliment you on how you handled the May 16th meeting with the individuals from Vintage Falls. You were professional and provided the attendees with answers to all their questions and non-answers when it was appropriate.

My wife Linda and I are NOT in support of this rezoning for the following reasons.

One, we're concerned with additional emergency vehicles, refuse trucks and traffic on Savoy.

Two, increased traffic from the proposed rezoning to multiple-family dwellings would increase traffic on Savoy which was not designed as a collector street.

Three, what are the environmental impacts in the area with the increased amount of impervious materials on the property? Would this increase the storm water runoff toward the creek north of the site?

Four, this request appears to be spot zoning for the area. I understand that the property to the south is zoned for multiple-family dwellings, but the amount of rock on the property has made this cost prohibitive. The properties along Strawn Road that I could identify are overwhelmingly single family zoned. Here are the addresses; 406 N Strawn - single family, 504 N Strawn - duplex, 502 N Strawn - single family, 316 N Strawn - single family and 4114 Savoy - 107. Again, it does appear the request for 4206 is spot zoning.

Please include this email in the packet of information provided to the Planning and Zoning Commission.

Thanks.

Clinton Smith <clinton.smith@como.gov> Thu, Jun 1, 2017 at 11:26 AM
To: CenturyLink Customer <giddingsw@centurytel.net>

Thank you for your correspondence. Would you be able to provide your name and address to go along with your letter, for the record? Thank you.
[Quoted text hidden]

--
Clint Smith
Senior Planner | Community Development
City of Columbia | 701 E. Broadway | Columbia, Mo
p: 573.874.7437

CenturyLink Customer <giddingsw@centurytel.net> Thu, Jun 1, 2017 at 1:09 PM
To: Clinton Smith <clinton.smith@como.gov>

Mr. Clinton,

Sorry for the oversight.

William and Linda Giddings
4114 Savoy Dr.
Columbia, MO 65203
[Quoted text hidden]

Clinton Smith <clinton.smith@como.gov>

Rezoning 4206 Savoy Drive

1 message

Rich Hayton <rhayton01@centurylink.net> Thu, Jun 1, 2017 at 2:42 PM
To: clinton.smith@como.gov

We are very much opposed to rezoning this property to multi-family. First, my wife and I retired to Columbia five years ago and purchased the villa at 4007 Savoy Drive. We chose this location because it was a quiet neighborhhod of mostly elderly Columbia residents, and as such it felt safe. It also had little auto traffic, which is also important to older folks. Adding a large apartment complex in this neighborhood would bring younger, more energetic, less permanent folks and would make the neighborhood less safe and more traffic congested.

Second, it seems that Columbia is in real danger of being overbuilt with apartments with all the new building in the past five years and in light of decreasing MU enrollment. It sometimes appears to us that city pubic policy favors that short term student or otherwise transient population over the needs of permanent, long term individual property owners such as ourselves. Here is an opportunity for the city to lean to the side of caution the older residents in Vintage Falls by denying the rezoning request. Thank you for your consideration.

Richard and Sandra Hayton
4007 Savoy Drive

Sent from my iPhone

Clinton Smith <clinton.smith@como.gov>

Case #17-132

1 message

Peggy Todd <pt65203@gmail.com> Thu, Jun 1, 2017 at 1:34 PM
To: clinton.smith@como.gov

I am writing regarding the proposed rezoning on Savoy Drive. I am opposed to this action, primarily because of the impact it would have on traffic on Savoy.

If you have visited this street, you will see that it narrows at the end of the street, where the re-zoning would take place. It is so narrow that trucks have to back up or down - they cannot turn around. This could be a very perilous situation if emergency vehicles had to gain access to the property.

I hope you will take this into account, as well as other factors presented by my neighbors. We do not feel this would be a good fit with our properties.

Thank you,

Peggy Todd
4100 Savoy Dr.
65203