



Nikki Haigh <nikki.haigh@como.gov>

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## [Planning]: Donated Property off Strawn Road

1 message

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iiiwfhiil via Plannning <planning@como.gov>

Thu, Feb 8, 2018 at 6:59 PM

Reply-To: iiiwfhiil@aol.com

To: planning@como.gov

I would just like to state that the suggestion of locating a new Humane Society and dog park in this location is an agreeable plan. How much of the area would be consumed by the dog park & Humane Society? What else would share the area. It looks like it was going to be designated as R1.

Bill & Barb Henderson

573-999-0894

573-999-0896

Called to respond and  
spoke to Ms. Henderson  
02/09/18 R. Bacon



Nikki Haigh <nikki.haigh@como.gov>

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## [Planning]: Strawn Road property

2 messages

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**Ilalyn Irwin** <ilalyn.irwin@gmail.com>

Thu, Feb 8, 2018 at 8:40 PM

To: planning@como.gov

Cc: Dianne Drainer <drainermd@missouri.edu>

Dear City Staff:

I understand that you will be reviewing the Strawn Road property next Tuesday evening. As a Board member of the Central Missouri Humane Society (CMHS) we support the City's consideration that this property be annexed and rezoned commercial to accommodate the land swap for the CMHS new facility.

The land swap of our current location for a rezoned parcel on the Strawn property is a win-win for both CMHS and the City's desire to expand the fire training site adjacent to the current CMHS location.

Thank you in advance for your consideration of this request.

Ilalyn Irwin  
573-268-0636

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**Nikki Haigh** <nikki.haigh@como.gov>

Fri, Feb 9, 2018 at 8:08 AM

To: Ilalyn Irwin <ilalyn.irwin@gmail.com>

Hello,

We have received your email. It will be added to the public correspondence for the case.

Sincerely,

Nikki Haigh

Sr Administrative Support Assistant  
Community Development  
City of Columbia  
573-874-7239  
nikki.haigh@como.gov  
[Quoted text hidden]



Ilalyn Irwin  
to me

11:06 AM (14 minutes ago)

Thank you

Ilalyn Irwin  
573-268-0636

On Feb 9, 2018, at 8:08 AM, Nikki Haigh <[nikki.haigh@como.gov](mailto:nikki.haigh@como.gov)> wrote:

Hello,

We have received your email. It will be added to the public correspondence for the case.

Sincerely,

Nikki Haigh

Sr Administrative Support Assistant  
Community Development  
City of Columbia  
573-874-7239  
[nikki.haigh@como.gov](mailto:nikki.haigh@como.gov)

On Thu, Feb 8, 2018 at 8:40 PM, Ilalyn Irwin <[ilalyn.irwin@gmail.com](mailto:ilalyn.irwin@gmail.com)> wrote:

Dear City Staff:

I understand that you will be reviewing the Strawn Road property next Tuesday evening. As a Board member of the Central Missouri Humane Society (CMHS) we support the City's consideration that this property be annexed and rezoned commercial to accommodate the land swap for the CMHS new facility.

The land swap of our current location for a rezoned parcel on the Strawn property is a win- win for both CMHS and the City's desire to expand the fire training site adjacent to the current CMHS location.

Thank you in advance for your consideration of this request.

Ilalyn Irwin  
573-268-0636



Nikki Haigh <nikki.haigh@como.gov>

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## [Planning]: Strawn Rd property

2 messages

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**Chris Koukola** <ckoukola@gmail.com>

Tue, Feb 13, 2018 at 12:08 PM

To: planning@como.gov

I ask that the Strawn Rd property be annexed and rezoned commercial to accommodate the land swap for the Central Missouri Humane Society's much needed, new facility.

Chris Koukola  
603 S. Cedar Lake Dr.  
Columbia, MO 65203

Sent from my iPhone

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**Nikki Haigh** <nikki.haigh@como.gov>

Tue, Feb 13, 2018 at 12:31 PM

To: Chris Koukola <ckoukola@gmail.com>

Chris,  
We have received your email. It will be added to the public correspondence for the case.

Sincerely,

Nikki Haigh

Sr Administrative Support Assistant  
Community Development  
City of Columbia  
573-874-7239  
nikki.haigh@como.gov  
[Quoted text hidden]



Nikki Haigh <nikki.haigh@como.gov>

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**[Planning]: request**

2 messages

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**Karen Rader** <Rader270@hotmail.com>  
To: "Planning@como.gov" <Planning@como.gov>

Wed, Feb 7, 2018 at 2:21 PM

To whom it may concern:

It is my request that the Strawn Road property be annexed and rezoned commercial to accommodate the land swap for the CMHS new facility.

Thank you,

Karen Shelton Rader  
Executive Committee  
Board of Directors  
Central Missouri Humane Society

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**Nikki Haigh** <nikki.haigh@como.gov>  
To: Karen Rader <Rader270@hotmail.com>

Wed, Feb 7, 2018 at 2:22 PM

Karen,

We have received your email. It will be added to the public correspondence for the case.

Sincerely,

Nikki Haigh

Sr Administrative Support Assistant  
Community Development  
City of Columbia  
573-874-7239  
nikki.haigh@como.gov  
[Quoted text hidden]



Nikki Haigh <nikki.haigh@como.gov>

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**[Planning]: annexation of 840 N. Strawn Road**

2 messages

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**Hannah Robbins** <hannah.robbsins@como.gov>  
To: planning@como.gov

Tue, Feb 6, 2018 at 3:38 PM

I think it would be great to see this land used for a homeless shelter.  
Thanks!  
*Hannah Robbins*  
Customer Service Rep II

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**Nikki Haigh** <nikki.haigh@como.gov>  
To: Hannah Robbins <hannah.robbsins@como.gov>

Tue, Feb 6, 2018 at 4:30 PM

Hannah,  
We have received your email. It will be added to the public correspondence for the case.

Sincerely,

Nikki Haigh

Sr Administrative Support Assistant  
Community Development  
City of Columbia  
573-874-7239  
nikki.haigh@como.gov  
[Quoted text hidden]



Nikki Haigh <nikki.haigh@como.gov>

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## [Planning]: Support for Strawn Road project

2 messages

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Jeff Sossamon <ssosamonj@icloud.com>

Wed, Feb 7, 2018 at 1:10 PM

To: planning@como.gov

To whom it may concern:

I request that the Strawn Road property be annexed and rezoned commercial to accommodate the land swap for the Central Missouri Humane Society's new facility.

Sincerely,

Jeff Sossamon  
Vice President, Board of Directors  
Central Missouri Humane Society

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Nikki Haigh <nikki.haigh@como.gov>

Wed, Feb 7, 2018 at 1:17 PM

To: Jeff Sossamon <ssosamonj@icloud.com>

Jeff,

We have received your email. It will be added to the public correspondence for the case.

Sincerely,

Nikki Haigh

Sr Administrative Support Assistant  
Community Development  
City of Columbia  
573-874-7239  
nikki.haigh@como.gov  
[Quoted text hidden]



Nikki Haigh <nikki.haigh@como.gov>

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**[Planning]: 840 Strawn Road**

2 messages

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'kathi vomsaal' via Plannning <planning@como.gov>  
Reply-To: "kkvomsaal@yahoo.com" <kkvomsaal@yahoo.com>  
To: "planning@como.gov" <planning@como.gov>  
Cc: Dianne Drainer <drainermd@missouri.edu>

Wed, Feb 7, 2018 at 3:12 PM

I request that the Strawn Road property be annexed and rezoned commercial to accommodate the land swap for the Central Missouri Humane Society new facility.  
Kathi com Saal, Board member

Sent from Yahoo Mail on Android

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Nikki Haigh <nikki.haigh@como.gov>  
To: "kkvomsaal@yahoo.com" <kkvomsaal@yahoo.com>

Wed, Feb 7, 2018 at 3:16 PM

Kathi,

We have received your email. It will be added to the public correspondence for the case.

Sincerely,

Nikki Haigh

Sr Administrative Support Assistant  
Community Development  
City of Columbia  
573-874-7239  
nikki.haigh@como.gov  
[Quoted text hidden]



Name: <i>Bill Moyes</i>	Address: <i>4209 Fritz Ct</i>	Ph. <i>446-5078</i>	Email: <i>motiger1@outlook.com</i>
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**Comments:**

Anything ~~residential~~ residential would be preferable to commercial, so R-1 is okay.

Case: 18-47

840 N. Strawn Road Rezoning and Annexation Public Input and Information

Name: <i>Ila Irwin</i>	Address: <i>2405 Lynnwood</i>	Ph. <i>573 268 0636</i>	Email: <i>ILA1YN.IRWIN@gmail.com</i>
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**Comments:**

Recommend zoning to commercial to accommodate  
Zoning for CMHS animal shelter

Case: 18-47

840 N. Strawn Road Rezoning and Annexation Public Input and Information

Name: <i>Gary Moreau</i>	Address: <i>1908 Kenford Rd</i>	Ph. <i>573-886-7877</i>	Email: <i>gary@giftofmobility.org</i>
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**Comments:**

*MM* is interested in a location for a new building 2-3 AC.  
as a nonprofit we would be open to purchase or lease  
of land.

Comments by M. Dianne Drainer, Treasurer of the Central Missouri Humane Society (CMHS) Board of Directors and Joe Ritter, President of the CMHS Board of Directors to the City of Columbia staff in its informal meeting for Planning and Zoning Committee with respect to Case# 18-47 on February 13, 2018.

On December 18, 2017 the CMHS presented the Columbia City Council with a Project Proposal for a land swap in which the CMHS would move from its current location to the Strawn Road site (attached project proposal). For illustration purposes the CMHS attached a map that had been developed by the city staff showing the CMHS new facility on 4.06 acres on the Northwest corner of Strawn Road site.

The City Council directed the staff to work with the CMHS on memorandum of understanding for this land swap.

We would ask the Planning and Zoning Commission to annex the 47 acres and change the zoning to the M-C at this time for the acreage needed for the CMHS new facility.

Thank you very much for your consideration.

At this time, Joe Ritter would like to introduce our other Board members in attendance at this meeting. Thank you for your consideration.

## **PROJECT PROPOSAL**

**November 27, 2017**

### **Executive Outline**

**Proposal: Swap city land on which Central Missouri Humane Society is currently located to the Potterfield city land on Strawn Road**

Attachments:        Map proposed location of CMHS new facility on Strawn Road  
                             Current Quit-Claim Deed

### **Project Proposal**

The Board of the Central Missouri Humane Society requests that the Columbia City Council approve swapping the city land at 616 Big Bear Blvd. Columbia, MO (2.88 acres) on which the CMHS is currently located for 4.06 acres on Strawn Road (Attachment A) where the CMHS will build its future facility. This land is a part of 47-acre tract donated to the City in early 2017 by Mr. Larry Potterfield.

The current 2.88 acres on Big Bear Blvd. is zoned IG under the Unified Development Code. The 4.06 acres on the Potterfield site is currently zoned Boone County Agriculture, which zoning would change for CMHS as improved to M-C. M-C is less desirable than IG, although fairly comparable. Therefore, the market value would be roughly equivalent.

The CMHS has completed a needs assessment of its current facility and location and its anticipated growth. The CMHS has established a feasibility study committee to help develop a set of specific strategic priorities for the capital campaign. It is critical that CMHS have the City Council's approval for the land swap by March 31, 2018 so that the campaign can move forward with fund raising and architectural plans, knowing that the real estate is secured. If the CMHS needs to build its new facility elsewhere it is essential that it has this information as soon as possible.

**Lease Agreement:** CMHS requests the City Council approve a Quit Claim Deed with the reversion clause similar to its current quit claim deed for Big Bear Blvd. (Attachment B). Additional conditions to be addressed with the lease:

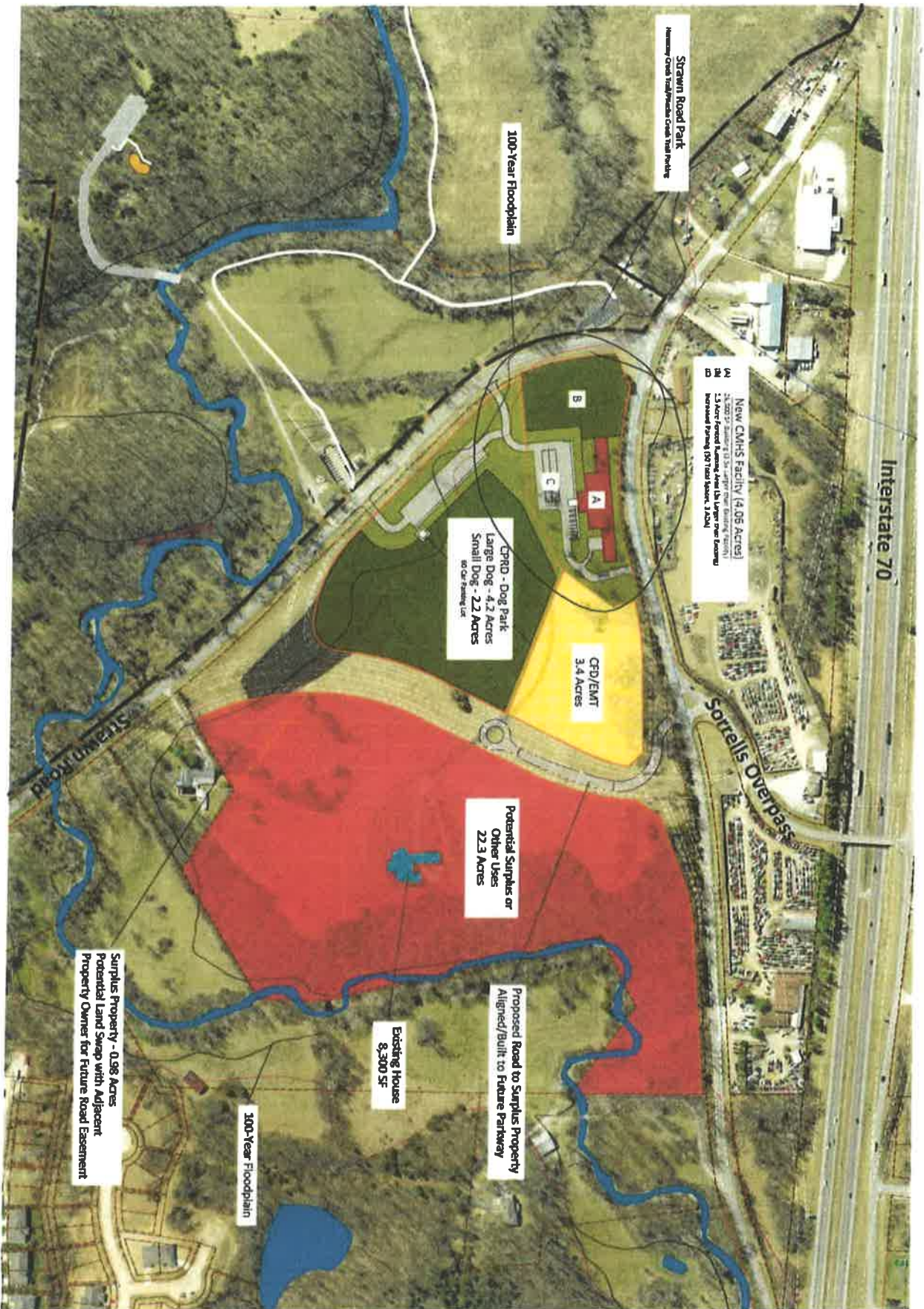
- 1) CMHS recognizes that it may have a proportionate share of utility development cost at the new facility and this cost still needs to be determined.
- 2) An agreed timeline will be established for the completion and move into the new facility or the lease agreement is void (December 31, 2025).

**Benefits:**

**Benefits:** The City of Columbia is partners with CMHS, through its relationship with City of Columbia/Boone County Animal Control and it is anticipated the new facility would include offices and necessary facilities for the animal control operations. Additional consideration for space will be given to the University of Missouri, Veterinary Shelter Medicine Program. The City of Columbia, Boone County and the entire central Missouri region will benefit greatly with the proposed new facility animal services center. This project will enhance the animal care for the community for many years into the future, strengthen existing partnerships and provide the opportunity to develop new ones.

Currently, the City of Columbia's fire training center is located behind the current Big Bear Blvd. facility. Relocation of the CMHS would allow the training center to expand its current footprint, which they have requested.

In conclusion, improving the animal care services for the community cannot happen without a successful capital campaign for the CMHS. The CMHS Board of Directors stands ready to make this push forward with the City Council's approval of the land swap and agreements described above.



Preliminary Plan

# PROPOSED LAND USE PLAN POTTERFIELD PROPERTY

800 NORTH STRAWN ROAD



DATE: 5/29/17

1.0



Joe Ritter  
Vice President, Landmark Bank  
2412 W Rollins Rd.  
Columbia, MO 65203

Mayor Brian Treece and Council Members  
City Hall  
701 E. Broadway  
Columbia, MO 65201

November 28, 2017

Dear Mayor Treece and Council Members,

I am writing to you as President of the Board of Directors of the Central Missouri Humane Society (CMHS). On behalf of the CMHS Board, a Project Proposal, Executive Outline of November 27, 2017 is being submitted to you for your consideration. The Project Proposal details our request to swap the city land at 616 Big Bear Blvd. Columbia, MO on which the CMHS is currently located for land located at 840 N. Strawn Rd where the CMHS will build its future facility. This land is part of the 47-acre tract donated to the City by Mr. Larry Potterfield.

The Board and staff of CMHS have completed a needs assessment of its current facility and location. The facility and location have been determined inadequate to meet its current and future needs. A feasibility committee has been appointed to develop a set of specific strategic priorities for our capital campaign. CMHS requests that the City Council favorably consider our project proposal to approve the land swap and commit the City staff to formulate a formal Memorandum of Understanding with CMHS by March 31, 2018.

We look forward to working with the City Council and Staff on this important project to improve the animal care services in Boone County. The CMHS Board is excited to work with the City and move forward on this important project.

A handwritten signature in black ink, appearing to read "Joe Ritter", is positioned above the printed name and title.

Joe Ritter  
CMHS Board President