
[CityClerk]: In Reference to Rezoning of Charles & Rebecca Lamb Property ("Kelly Farms"), January 17, 2017

1 message

'Katie Kane' via City Clerk <cityclerk@como.gov>
Reply-To: Katie Kane <mothene@yahoo.com>
To: "cityclerk@como.gov" <cityclerk@como.gov>

Tue, Jan 10, 2017 at 4:18 PM

To the Mayor and City Council:

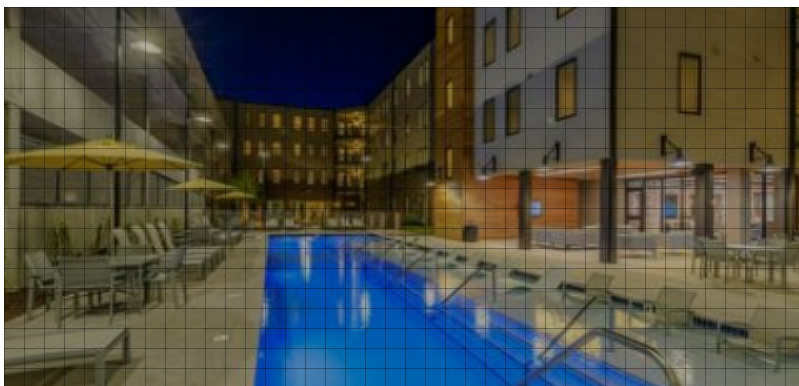
The residents on Timberhill Road are mostly University of Missouri retirees (some of us living in and maintaining the homes our parents built here, or the original builders themselves) or young working families with small children. Our homes will be within 100 feet of "Kelly Farms"--likely closer as trees will be excavated past that 100 foot "buffer zone". This thickly-forested area serves as a protective watershed not just for our neighborhood but for Grindstone Creek, which was already damaged by the way Cross Creek was developed.

Aside from the stripping of a large portion of some of the last urban forest in Columbia, our concern is that the Kellys have added ten single-family homes between us and 14 apartment buildings, creating the illusion of "transition" from high density (PUD-11) to low density (R-1), thereby taking out even more trees. It will not be a blending of the two neighborhoods. We also worry that our little street will be opened at some point for a big increase in traffic, and since it was built in the 1950s for only 14 homes, it will not hold up under that increase for very long. Planning & Zoning did recommend it be emergency access only.

We of course expect this acreage to be developed, as was originally planned by Mr. Shepard, who sold the lots in our neighborhood as well. We also know that his proposal of large lots and pretty homes, though they would be lovely on this highest point in Columbia, will not yield maximum profit.

A very recent Wall Street Journal article about the glut of luxury apartments in the USA has come to our attention, and should be considered when allowing yet another very dense development within the city of Columbia, on somewhat fragile, sloping land.

[Luxury Apartment Boom Looks Set to Fizzle in 2017](#)





Luxury Apartment Boom Looks Set to Fizzle in 2017

By Laura Kusisto

Landlords of upscale properties in cities across the U.S. are bracing for rough conditions in 2017, after a seve...

Safeguards for the protection of established, classic neighborhoods should be in place, and if they are, utilized. Our neighborhood realizes no benefit from having this development close by. It seems unfair that homeowners in a small midcentury neighborhood should be responsible for the financial gains of a very few.

Thank you for listening,

Katie & Mike Kane
909 Timberhill Road



Sheela Amin <sheela.amin@como.gov>

[CityClerk]: Rezoning Request for PUD10 Kelly Farms

1 message

Madge Minor <minor.m3@gmail.com>
To: cityclerk@como.gov

Tue, Jan 10, 2017 at 4:57 PM

Dear Sheela:

I am writing to express my concern for this rezoning request.

This proposal is still a highly dense project with up to 675 residents between the single family homes and the multi-family housing component. In the defeated proposals from 2014 and 2015, one of the concerns expressed by Council was the density of the projects. Those proposals were for a PUD-11 while this current request is PUD-10 - still a highly dense project for this area.

I am very concerned that, at some point, the existing Timberhill Road will be opened up to all traffic despite recommendations by the Planning and Zoning Commission that there be a gated entrance at the end of Timberhill Road.

The revised PUD plan, dated 12-20-2016, includes a gated access; however, this is not included in the developer's Statement of Intent (dated 12/6/2016), nor is there any language referencing Emergency Gated Access to the existing Timberhill Road in the Ordinance you are being requested to approve on the 17th.

I am concerned that the intent of Emergency gated access will be lost when the final plans are approved for this development by City Staff - but long after the rezoning request is approved.

Timberhill Road commences with a hair-pin turn at the bottom, is narrow and hilly all the way to the top, and has deep ditches on both sides of the road. It is difficult now for two cars to pass each other. Any increase in volume would make the road extremely problematic.

And while we understand that a development of this size requires two points of ingress and egress, what we do not understand is how Timberhill Road can serve that role for a development of such size.

Many people prefer to avoid highways and take simpler, less stressful routes - even if they are not quite as direct. (Both Google and Apple maps ask if you'd prefer routing directions which exclude highways!).

How can the neighborhood be assured that Emergency gated access becomes an actuality? I am concerned that either the City Planning, Legal, Emergency and/or Public Works staff may require changes that would open up Timberhill Road as soon as Kelly Farms receives Occupancy permits. Timberhill Road just cannot accommodate additional volume, and the cost to improve the road is surely not on the City's priority list.

The other traffic issue continues to be on Stadium Boulevard at Audubon. At the Planning and Zoning Commission in December, traffic consultant Shawn White shared that MoDot is not inclined to make any changes at that intersection. This proposal will only add to the traffic and accidents at that intersection.

This site is one of the highest in Columbia and will be highly visible along Highway 63. I hope that before a zoning change is granted the full impact of the project is assessed including how this fits in with the goals and visioning of the East Area Plan and other planning documents of the City.

Thank you.

Madge Minor

919 Timberhill Road