



Clinton Smith <clinton.smith@como.gov>

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## **Tonight's Public information meeting - Kelly Enterprises PUD 9 proposal**

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**Madge Minor** [REDACTED]  
To: clinton.smith@como.gov

Tue, Oct 18, 2016 at 2:46 PM

Dear Clint,

I am unable to attend the Public Information meeting tonight, however I wanted to express some thoughts on the proposal.

I am extremely concerned about designating the existing Timberhill Road as a secondary point of access for such a large development.

While Timberhill Road is a public street, it is a narrow winding road with a sharp hairpin turn at the bottom and steep inclines to the top. As it is, it is difficult for two cars to pass each other (there are deep drainage ditches on both sides of the road) - which is fine for a neighborhood of just fourteen houses, but any increase in volume would make the road problematic. This proposal could serve 550 to upward of 650 residents.

I do not believe Timberhill is a satisfactory solution for a second point of ingress/egress for the proposed development. I understand that some have suggested to current residents "not to worry - no one in that development will want to use Timberhill Road." I think that assumption is incorrect and is not solution oriented. And while the road could technically be widened, it would be a very costly undertaking and one that certainly would rank low on the City's priority list given other city infrastructure needs - i.e. Clark Lane. I strongly hope there can be some realistic discussions on alternative access, restricted access, or some combination before this project moves forward. This concern should not be summarily dismissed.

My other concerns regarding this proposal include a better understanding of the plans and phasing for the lots designated A-1 and R-1, the proposed grading of the entire site (including sight lines) and the plans for retaining the existing trees and vegetation in the designated green space.

This site is one of the highest in Columbia, and will be highly visible along Highway 63. As such it is important to understand the details of the project and how it fits with the existing neighborhoods, environment, and the City of Columbia.

Thank you.

Madge Minor  
919 Timberhill Road



Patrick Zenner <patrick.zenner@como.gov>

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## December 8, 2016 Planning Commission Regular Meeting

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Vicki Curby [REDACTED]  
To: patrick.zenner@como.gov

Thu, Dec 8, 2016 at 7:43 AM

Hi Pat

In case I don't make the meeting in time to present some of these ideas, please share with the Commission.

Thanks,

Vicki Curby (former P&Z Commissioner)

Re: Lamb Property

Some ideas to consider and share with Commissioners.

Support denying the zoning and PUD 11 Plan due to the relationship to Columbia Imagined for these reasons:

This property is shown as neighborhood district in Future Land Use plan ( p. 156)

Guiding Principles in Columbia Imagined

7. Acknowledge, respect, and preserve the natural ENVIRONMENT in and around

Columbia so that its aesthetic and ecological value is retained for future

generations. The Lamb property is a unique environmental resource on the edge of town which has steep slopes, an urban forest. This development will severely

impact this area in spite of the tree preservation % proposed (p. 25 )

This area is a habitat for wildlife, absorbs airborne toxins from Hyw 63,

produces oxygen through photosynthesis, stabilizes slopes to Grindstone Creek, and filters storm water and sequestering carbon. This development could contribute highly erodible soil conditions to Grindstone Creek.

### TRANSPORTATION

This plan would qualify as a Dysfunctional density (p. 76) because "Higher ratios of housing units to connection points may increase traffic congestion if street networks are not designed to support them."

Potentially, 1,000 people could live there! The housing on this property is suitable for bus and auto transportation but not bicycle and pedestrian modes. If City says it cannot guarantee that the entrance to Timberhill Road in Shepherd Hills would not be opened traffic, there are safety are issues for children in the streets and steep hill on slick road days. Traffic on Stadium where Cinnamon Hill comes into Mcquire Blvd. could be horrendous and would increase the congestion at Stadium and 63.

C What is needed is a development that would promote community identity (p. 126).

An alternative suggested in Columbia Imagined for this property would be more of a mixture of residents such as a few apartments, a few single family residences, housing for seniors, villas, a park, and a recreation center rather than rows and rows of apartment buildings. In fact, this property is ideal for the Parks & Recreation to have the Activity and Recreation Center East with wooded hiking trails and an urban retreat. See Big Ideas below.

### Goals and Objectives:

Land Use and Growth Management: Goal 1: The personality and character of neighborhoods is preserved.

Environmental Management: Goal 5: Establish an urban services area to plan annexation and preserve the character of both higher and lower density neighborhoods:

Obj. Effective zoning will reflect a comprehensive, long-term plan that preserves green

space Infrastructure: Goal 1: Assess the true cost of new development on infrastructure and have mechanisms to recover costs:

Ob. 2 Determine the impact of new development on existing infrastructure

#### BIG IDEAS

Elements to Preserve: parks, trails, downtown and "aspect of the natural environment" (p. 96)

#### LAND USE

Buildable land in Columbia. Approximately 400 acres of land remain available for development (have residential zoning and are currently undeveloped). "Future residential growth should occur on these sites before new land is targeted for subdivision and development since investment in infrastructure, engineering and development entitlements has already been expended." (p. 110)

"The City of Columbia has 5,105 acres of developable land, which is more than enough to accommodate the estimated 20 year housing demand of 11,486 units projected by the Show-Me Model, assuming an average future development of 2.6 units per acre." p. 114

#### Growth Patterns & Policies (Chapter 4)

The issue of land use compatibility is paramount. The plan stresses addressing common neighborhood concerns pertaining to transitions between incompatible land uses and best practices for mitigating negative impacts of increased traffic, noise, odors, aesthetics, and other concerns. (p. 130)

Bottom line: This proposal is too dense and incompatible with all the work done by our visioning process and the East Area Plan. Don't accept it.

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## A Ride on Timberhill Road

*This was filmed by my son on his Galaxy 6, hanging out of the top of his father's 26 year old car.*

For 60 years children have played safely here. Families walk their dogs and ride their bikes. They enjoy the new city trail. The plan put in place by Mr. Shepard is fulfilled. His intention for the land south of us was that it be similar to what we have here.

Driving up or down Timberhill on a pretty day drivers proceed slowly, hugging the road's edge when meeting another car, careful to avoid drop-offs on either side. Imagine traffic tripled, even quadrupled, with most drivers not residing here but anxious to avoid the logjam at Stadium & 63, trying to get from point A (Kelly Farms) to point B (WW, 63, Boone Hospital and Women's and Children's, and beyond to the north, east and west).

We are all hoping that we can keep this little road closed. Enjoy the ride.

*Katie and Mike Kane, 909 Timberhill Road*

NOTE: if this is jerky or doesn't play well on your laptop or desktop, drag mp4 into a folder (mine says "movies") on your desktop and play on hard drive.