



Patrick Zenner <patrick.zenner@como.gov>

Neighborhood Protection Standards

Clyde Bentley <[REDACTED]>
To: patrick.zenner@como.gov

Wed, Jan 4, 2017 at 11:12 PM

I urge you to approve the Neighborhood Protection Standards. I am an East Campus Neighborhood resident, but I believe the standards will benefit all Columbians by preserving the diversity of character that makes our city so livable.

I remind you that a compromise is always a solution that no one entirely likes. That give and take is what makes it a compromise. We should, however, agree on the core concept of preserving our neighborhoods. Then we should allow our compromise the time to demonstrate whether it is wise or should be amended.

Please approve the plan.

Clyde Bentley
1863 Cliff Drive
Columbia, MO



Patrick Zenner <patrick.zenner@como.gov>

Neighborhood Protection Standards

Cecile Bentley <[REDACTED]>
To: patrick.zenner@como.gov

Wed, Jan 4, 2017 at 8:26 PM

To the Planning and Zoning Commission

I write to request that you vote to include the neighborhood protection standards in the new zoning requirements. As a resident of the East Campus Neighborhood I strongly believe that the cultural and historical value of the neighborhood deserves protection.

I recognize that the standards do not please everyone, but they are the result of much effort on the part of citizens and of the Commission, and deserve a chance at being implemented.

Thank you,
Cecile Bentley
1863 Cliff Dr
Columbia, MO

Sent via mobile phone



Patrick Zenner <patrick.zenner@como.gov>

Neighborhood Protection Section of the United Zoning and Subdivision Code

Weisman, Sandra H. <[REDACTED]>
To: "patrick.zenner@como.gov" <patrick.zenner@como.gov>

Thu, Jan 5, 2017 at 8:14 AM

Dear Patrick,

I am contacting you to express my support of the Neighborhood Protection Section (NPS) of the Unified Zoning and Subdivision Code. My husband, Gary Weisman, and I have been residents of the East Campus neighborhood since the mid-1980s and enjoy living in an older neighborhood that is a mixture of rental houses and owner-occupied homes.

In the past several years, there has been a trend in Columbia to build new expensive apartment complexes located within walking distance to the University of Missouri campus. As you might suspect, our neighborhood is viewed favorably by developers and just recently two older large homes were razed to make way for a new apartment complex by the Stephens College tennis court.

Part of the charm of Columbia is its older neighborhoods and, as the parent of three children who attended college, it always made me feel better to see my children living off-campus in a mixed neighborhood like East Campus. I knew that their social education would be enhanced by contact with home owners and not just other young student renters. The NPS helps to maintain mixed neighborhoods and avoids East Campus being turned into a student 'ghetto' of expensive student housing complexes.

We want to maintain the character of Columbia and our older neighborhoods are an integral part of that mix.

Thank you,

—Sandra

Sandra Weisman

1804 University Ave.

Columbia, MO 65201



Patrick Zenner <patrick.zenner@como.gov>

Neighborhood Protection Section

Betty Wilson [REDACTED]

Thu, Jan 5, 2017 at 11:13 AM

To: "patrick.zenner@como.gov" <patrick.zenner@como.gov>

Mr. Zenner: I regret that I will not be able to attend the final public hearing before the Planning and zoning Commission addressing the Neighborhood Protection Section within the proposed Unified Zoning and Subdivision Code. However, I would appreciate your forwarding this email to the commissioners as I am strongly in favor of the section. I live in East Campus, and have for 50 years. The Protection Section is vital to the preservation of our neighborhood, and like neighborhoods in the inner city. Our neighborhood is at risk of deterioration because of the incursion of rental property wherein the landlords do not have a stake in the preservation of the neighborhood beyond their pecuniary interests. This is not healthy for Columbia. I have visited and lived in many college towns such as Ann Arbor, Michigan, and Lawrence, Kansas, and many have addressed and provided for the very features that the Protection Section addresses before it is too late. Thank you for all of the work you have done on this project and your careful consideration, Betty Wilson



Patrick Zenner <patrick.zenner@como.gov>

for the public record

Pat Fowler [REDACTED]
To: "Zenner, Patrick" <Patrick.Zenner@como.gov>

Thu, Jan 5, 2017 at 2:00 PM

Hi,

I sent the following email earlier today to as many commission members as I had addresses for.

Thank you.

Good morning Commissioners, I do not have the email addresses of the other commission members. Please forward along if you have a chance.

I am working across the state today, winter weather makes me cautious about trying to drive both ways to be there in person tonight. I would like to voice my support for passage of two items on your agenda tonight:

The collective downzoning of properties in Benton Stephens - please vote yes.
The passage of the UDO and it forwarding of all parts to Council for consideration - please vote yes.

You'll recall from my trips to the podium that I support neighborhood protections and property rights for all the property owners, owner occupied and investors. One's use should not be permitted to displace the other. Our downtown neighborhoods are gems of affordable housing for both owners occupieds and renters.

The proposed code, though it still needs work, is a way for both uses to co-exist, along with preserving the look and feel of downtown and the historic structures among the more modern facades.

Your collective dedication to the job of reviewing and amending the code has been outstanding. Citizens and property owners will not agree on everything. Please don't let the perfect be the enemy of the good. You have done your work well. Now let's have our city council dig in and move this over the finish line. Downtown development is on hold till we get this done. Let's move forward with all deliberate speed.

With great respect and affection for the work you have done on our behalf,

Pat

Pat Fowler
573-256-6841 voice and text
606 N Sixth Street