

7-76

From: Kerby Miller <MillerK@missouri.edu>
To: <TTTEDDY@GoColumbiaMO.com>
Date: 12/20/2007 9:53 AM
Subject: [BULK] car lot

Dear Mr. Teddy,

The developers have made Columbia ugly enough. I oppose the giant car lot proposed for the east side of Stadium Blvd., at Highway 63, and I resent this being placed, apparently at the last minute, on the Planning & Zoning Commission's meeting agenda during the holidays, when few people will notice.

The documentary film, "The End of Suburbia," available at Ninth Street Video, should be mandatory viewing for you and the Commission's members. It appears that Columbia has yet to awaken to the "inconvenient truths" concerning the future, perhaps because the old, destructive ways are so profitable for a powerful few.

Sincerely,

Kerby Miller

From: ken midiff <kmidkiff@mchsi.com>
To: <TTTEDDY@GoColumbiaMO.com>
Date: 12/20/2007 9:26 AM
Subject: Stadium 63 LLC request for changes

Tim:

Four points:

1. A used car lot is a horrible idea for this site. Used cars require maintenance prior to being displayed and various materials in used cars (oil, antifreeze, hydraulic fluids) would only add to the degradation of the already-degraded Grindstone Creek. In addition, the vast amounts of impervious surface would result in quick runoff of rainwater, carrying with it all the compounds listed above, as well as many problems with such runoff.

2. The site is already ugly. A used car lot would add to the ugliness and would be one of the first things that folks would see while driving north on .US63, and one of the last things they'd see driving south. Is this the impression we want to give?

3. The developers are interested in changing what is allowed because no hotel/motel was interested in the site - but a used car dealer is. This request for change stems solely from greed, not concern.

4. Traffic counts are completely based on computer modeling. The GIGO (Garbage In, Garbage Out) applies. If Mark Twain were still alive, he would now say, "Lies, damn lies, statistics and computer-generated data."

Since the P&Z hearing on this issue is only 5 days prior to a major holiday, it is respectfully suggested that this issue (and the hearing) be postponed until sometime in January.

Ken Midkiff

From: Daniel Ponder <daniel_ponder2002@yahoo.com>
To: <TTTEDDY@GoColumbiaMO.com>
Date: 12/20/2007 9:26 AM
Subject: Stadium/63 interchange

Please, let's not change the zoning laws to place a huge parking lot at this intersection.
Thank you for your consideration.

Dan Ponder

905 Maupin Road

Columbia, MO. 65203-2739

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From: Dan Stapleton <stapleton_dan@yahoo.com>
To: <TTTEDDY@GoColumbiaMO.com>
Date: 12/20/2007 9:16 AM
Subject: Delay the P and Z Car lot rezoning Agenda

Mr. Teddy,

It seems to me, it would be in the best interest of the Planning and Zoning Commission and the citizens of Columbia to delay any discussion or decision-making concerning the rezoning of Stadium/63 until after the holidays. This will allow a more accurate discussion and response than what you will get at tonight's meeting.

To Columbia residents this looks like an attempt to push some rezoning through without adequate discussion or true sense of feedback from those whom are concerned with keeping Columbia an attractive and logically zoned city.

As a long time resident of Columbia, I hope you all will take this postponement into consideration.

Thank you and happy holidays.

Dan Stapleton
118 Park Hill Ave
Columbia, MO

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From: "Akers, Kate" <AkersK@umsystem.edu>
To: <TTTEDDY@GoColumbiaMO.com>
CC: "Barbara Hoppe" <ward6@GoColumbiaMo.com>
Date: 12/20/2007 11:03 AM
Subject: No car lot at 63 & Stadium

Dear Mr. Teddy,

I am strongly opposed to the proposed C-P rezoning at Stadium and 63 for "Crosscreek Center." I have looked at the plan online and am dismayed and disgusted at the this proposal for several reasons:

Unchecked commercial growth in and around Columbia has yielded vacant properties that have failed to fill up. (example: the Bass Pro area).

The commercial strip along I-70 is an eyesore and gives a very poor first impression of Columbia. Aesthetics SHOULD be a concern of the P & Z commission. It is too easy to leave it to the developers and depend on their promises of an attractive development. All along I-70 for 40 miles east of St. Louis we see the results of that same attitude. It's ugly, and says that there is no consideration more important than money.

Our police force does not have enough manpower and resources to adequately patrol Columbia as it is. In recent months there has been a marked increase in crime, most notably around the commercial developments along the north side of I-70. It does not seem sensible to add more commercial development along 63, exacerbating the factors that have lead to more violent crime.

I am further disgusted that this item would be added to the P&Z agenda at the 11th hour, right before the holidays when so many people are out of town or otherwise distracted from current events. It appears to be an underhanded way of sliding this through... one might even suspect a bit of collusion with the developers.

I think this proposal should be killed, but at the very least rescheduled to a time when public comment is more practical.

-Kate Akers
12 year resident at 1411 Anthony St., Columbia MO

Kate Akers
University of Missouri Extension
Web support group, Extension Communications
1-98 Ag Bldg, Columbia MO 65211
573-882-4509

From: "Jeanne Galliher" <jzgall@mchsi.com>
To: <TTTEDDY@GoColumbiaMO.com>
Date: 12/20/2007 1:53 PM
Subject: Insufficient Notice to Discuss Variance Request/Car Lot

I strongly oppose the last-minute agenda item for consideration by the P&Z Commission requesting a variance that would allow a car lot at Hwy 63 and the east end of Stadium Boulevard. Let's give Columbians more time to study this and to offer their input into the process than this late request allows. Without more time to learn about the particulars, I could not support a zoning change that would permit such use of the land in question.

PLEASE consider my request to wait until after the holidays when more people will be back in town and will have been made aware of this issue.

Respectfully,
Jeanne Galliher
112 East Parkway Dr.
Columbia 65203

From: Brian Pape <brianpape@mac.com>
To: Timothy Teddy <TTTEDDY@GoColumbiaMO.com>
Date: 12/20/2007 8:47 PM
Subject: stadium/63 zoning

It doesn't seem proper to change the zoning on a C-P project that has previously been debated and approved.

As to timing, I too am out of town, but I don't believe we are so small that we have to shut down town business during school breaks. should a car dealership have a prominent spot at this intersection?? Unless there is a majority of citizens who don't own cars and don't want cars to be displayed, I don't think car lots are detrimental to the city image. Individuals can decide whether they use or display their own cars, but the car dealership is a business that serves many in the community. We should not ban dealerships from highway sites; is that not the most appropriate place for such a business?

Thanks for all that you put up with, and do for the city.

From: JFD <jfd32000@yahoo.com>
To: <TTTEDDY@GoColumbiaMO.com>
Date: 12/20/2007 4:17 PM
Subject: Oppose Rezoning on South Side of East Stadium

Mr. Teddy,

I am writing to voice my strong opposition to any rezoning that would permit the use of the land on the south side of east stadium (east of US 63) for a car lot or any like business.

Joe Donaldson
1001 Pheasant Run Dr
Columbia, MO 65201

Never miss a thing. Make Yahoo your home page.
<http://www.yahoo.com/r/hs>

From: hank ottinger <hank@tranquility.net>
To: <TTTEDDY@GoColumbiaMO.com>
Date: 12/18/2007 8:38:03 AM
Subject: Variance on US 63/Stadium Drive

Mr. Teddy:

It's come to my attention that a variance for a car lot (dealership?) is being requested to allow this project to go forward.

I'd like to register my disapproval for such a variance, largely on aesthetic grounds. I have nothing against car lots, but I think they should be screened from major highways. Rightly or wrongly, the impression a carlot has, especially on the perimeter of a city as people approach, is a negative one. I understand that restaurants, motels, and banks are allowed under current zoning laws, but carlots are not. I'd prefer it remain that way.

Thanks,

Hank Ottinger
511 Westwood Ave
65203

From: <donrwebb@earthlink.net>
To: <TTTEDDY@GoColumbiaMO.com>
Date: 12/17/2007 9:54:01 PM

Please do not become one of those who have "short memories" about recent zoning agreements (and thus electorate responsibilities).

Unless of course, you PREFER having a "mass car" lot greeting those who deign to enter Columbia from the south, regardless.

Thank you.

Don R. Webb
711 Timberhill Road
Columbia,Mo.

CC: "Gay Bumgarner" <gbumgarn@midamerica.net>

From: "Carstens, Vicki" <CarstensV@missouri.edu>
To: <tteddy@GoColumbiaMo.com>
Date: 12/17/2007 10:36:12 PM
Subject: no car lots

I am writing to oppose unilateral changes to the allowed uses for the property at the Stadium-63 interchange. My neighborhood worked long and hard, in cooperation with the developer and our respective lawyers, to develop a list of uses that we could all live with at that site. A stipulation to the rezoning was accepted by City Council, approving our list of uses. It is dismaying to think that our effort and expense may have been pointless. Please respect the good faith efforts of local residents to have a voice in the course of development.

Vicki Carstens

Vicki Carstens
Associate Professor and
Chair of the Linguistics Program
Department of English
University of Missouri-Columbia

CC: <gbaumgarn@midamerica.net>

From: <Mmarionmace@cs.com>
To: <TTTEDDY@GoColumbiaMO.com>
Date: 12/18/2007 8:10:29 AM
Subject: Proposed Changes to Hwy 63 and Stadium Intersection

Mr. Teddy,

Please do not allow any changes to the zoning at Hwy 63 and Stadium. It is disgusting that mess was allowed to happen in the first place. My husband and I flew over the area in our airplane. We noted that the area has been disturbed nearly down to the creek. The last thing this area needs is a big car lot, which I understand is one of the options under the proposed zoning change. The creek has been damaged enough.

Sincerely,

Marion Mace Dickerson and Harman Dickerson

3651 S. Ben Williams Rd.

Columbia, Mo. 65201 </HTML>