



Brad Kelley <brad.kelley@como.gov>

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**Case #201-2020**

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**Hendrell, Jonathan H** <HendrellJ@missouri.edu>  
To: "brad.kelley@como.gov" <brad.kelley@como.gov>

Thu, Nov 5, 2020 at 6:23 PM

Brad,

I do not support "The Cottages of Northridge" development.

Jon Hendrell

[3909 Cannon Court](#)

[Columbia, Mo 65202](#)

Property owner within 200 feet of the subject property

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## Opposition to Northridge Cottages

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**Robin Anderson** <robin@robineanderson.com>  
To: Brad Kelley <brad.kelley@como.gov>

Sat, Nov 7, 2020 at 10:35 AM

Hello Brad,

I'm sending this e-mail to voice opposition to the proposed development of the Northridge Cottages.

1. I am concerned that the number of proposed units (17) is far too dense for less than 2.5 acres and the structures are not similar in any way to homes in surrounding neighborhoods. The proposed units with a 10 ft rear yard setback would mean I'd have several homes ten feet from my property line, which would mean increased noise and decreased privacy.
2. There's already a traffic problem in the area. Since Northridge is a through street, many cars use it as an alternative to Blue Ridge when traveling east to west, often well over 25 miles per hour. Additionally, there's quite a bit of foot traffic from Lange, Oakland, and Blue Ridge Elementary schools. I see no measures in the proposed plan to mitigate traffic issues, and 17 more homes would surely exacerbate this problem.
3. There is a current watershed issue that is not addressed. Water frequently stands on the property and several neighbors south of the plat have complained about erosion in their yards. While the proposed plan appears to account for water drainage on the property, they don't account for the added strain on surrounding properties. What will be done to ensure this problem won't get worse for properties nearby?
4. When we closed on the home in July, there was never any mention in our home buying process that the property was going to be rezoned. In fact, it appears that the week after we closed on our home, the rezoning process was initiated, which tells me they knew and chose not to inform us, which completely erodes my trust in the developer and indicates they do not have any of the neighbors' best interests in mind. We researched the current zoning restrictions and purchased our home under the assumption that a reasonable number of single-family homes would be developed. We looked at Cannon Drive as a model for what might eventually go up, and there are 11 homes there. If we had known 17 homes were being planned, we never would have bought the property. To say we feel bait and switched is putting it lightly. Additionally, the plan does not indicate the number of bedrooms and bathrooms, but assuming the homes will be approximately 1000 square feet, I'm wondering if that will significantly decrease the value of my home and surrounding homes.
5. I'm not sure why they can't just build fewer properties on the land. The plan cites the goals of Columbia Imagined, number one of which is "the personality and character of neighborhoods should be preserved." I see nothing on proposed plan that indicates they are preserving the character of surrounding homes, most of which are split level, 1200-1800 square feet houses on larger lots. To me, this seems like a weakly cherrypicked attempt to appeal to officials, and ultimately reveals that they are trying to cram as many properties on the lot as possible to make as much money as they can. I'm not on board with that.

Robin Anderson  
Musician, etc.  
573-694-5906  
[www.robineanderson.com](http://www.robineanderson.com)  
[Facebook](#)

*Love is a Song* (Single)  
*Sea Songs* (EP)

## Public Hearing Northridge

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Lizzy <[lizzy.beth215@gmail.com](mailto:lizzy.beth215@gmail.com)>

Fri, Nov 6, 2020 at 11:31 AM

To: Brad Kelley <[brad.kelley@como.gov](mailto:brad.kelley@como.gov)>

Hi Brad!

I jumped on the livestream a few minutes late and missed the explanation of why there was no presentation! What happened? I will echo the comments from my fellow neighbors about concerns about property values. We also have concerns about how they will fit 17 "cottages" on this plot of land when our street is similar sized and only holds 11. I would love to get a better idea of what exactly is meant by cottages. I am not sure if that is something you can answer or would be a question for the builder.

I appreciate you being available for all our questions!

Best,

Liz Baker

Sent from my iPhone

On Oct 27, 2020, at 2:56 PM, Brad Kelley <[brad.kelley@como.gov](mailto:brad.kelley@como.gov)> wrote:

[Quoted text hidden]