



Kirtis Orendorff <kirtis.orendorff@como.gov>

Case#134-2025

2 messages

Delcia Crockett <delciarcrockett@gmail.com>

Mon, Apr 7, 2025 at 8:36 AM

To: "kirtis.orendorff@como.gov" <kirtis.orendorff@como.gov>, Mayor <mayor@como.gov>, ward4@como.gov

In response to request dated March 28, 2025 concerning [1617 Highridge Circle](#) Conditional Use Permit for un-supervised Air BNB with manager not on site-

I, owner of 1605 Highridge Circle, fully approve of the owner of 1617 Highridge Circle opening the residence in the manner of the request.

Thank you for contacting me concerning a property that is within 185 feet of me (three doors down).

Can you folks also help me by removing an invasive oak that is less than 25 feet from my house- my driveway broken up by the roots that expand across my property, and I recently paid more than \$12,000 to repair broken sewer pipes and to stop a sewer back up into my house.

Thank you for your time and help. Appreciated.

Mrs. Delcia Crockett
[1605 Highridge Circle](#)
[Columbia, Missouri-65203](#)

Delcia Crockett <delciarcrockett@gmail.com>

Fri, Apr 11, 2025 at 1:57 PM

To: kirtis.orendorff@como.gov, Mayor <mayor@como.gov>, Daryl Dudley <ward4@como.gov>

I made a mistake. I had the wrong house. Today, I realized that the house I told you about in the attached G-Mail above is not the house in question. The actual house is a nuisance property. It should not be allowed on our street, as a place for the nuisance activity that is going on. It is as bad as [1602 Highridge Circle](#) and [1607 Highridge Circle](#) in peace disturbances, destruction of property, and disrupting sleep, etc. -all sorts of violations of ordinances and laws. Please help our street by not allowing this. Thank you.

Mrs. Delcia Crockett
[1605 Highridge Circle](#)
[Columbia, Missouri-65203](#)

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Kirtis Orendorff <kirtis.orendorff@como.gov>

P & Z Conditional Use Permit case # 134-2025

Gail Bradfield <gailannbradfield@gmail.com>
To: Kirtis Orendorff <kirtis.orendorff@como.gov>
Cc: Ward4@como.gov

Mon, Apr 14, 2025 at 2:11 PM

I attended the Planning & Zoning Commision meeting on Thursday night and sent you a letter on Saturday. Several additional pieces of information have been brought to my attention since that time that I felt I needed to communicate to the city officials. Someone at the meeting said there had been two complaints (on April 8th) about the Highridge Circle application for a CUP. Apparently there have been more than that. The only one I was aware of at the time of the meeting was mine, but yesterday I heard of two more. Perhaps additional complaints were not identified with case number or were otherwise misdirected. On Sunday, I this weekend I was contacted by two other individuals who told me they made complaints before Thursday's meeting, as they were either afraid, hesitant or unable to attend.

One woman, who I just met yesterday, told me she was contacted (approached?) by someone who attended the meeting who told her she could not complain anymore because "it was too late, 'XX' got approved and you can't, or better not, complain anymore now." This woman inquired about support from our other neighbors. She is too close to the situation to not be made to feel uncomfortable about going to a hearing and /or court and was of course made to feel uncomfortable already by someone who somehow found out she sent a complaint or email. She wishes now that she took pictures of some of the problems she witnessed and feels uncomfortable being proximent and yet not sure how to deal with or trust the city for much needed support.

A recently retired city planner from a community adjacent to an urban area who worked on Short term rentals in XXXXXXX and the city council decided to not allow them. After attending the local chapter of APA I drew up a zoning code that recommended short term rentals as a conditional use but the city council voted against it. The problem is it was very difficult to find out when and where they were operating. So we worked on a complaint based on enforcement of the zoning code that did not allow them."

Having nonresident homeowners who come across as hostile and/ or dishonest to long term residents detracts from the safety and peacefulness of the neighborhood, as does having strangers moving in and out continually without monitoring , supervision or background checks.

I grew up in a motel until I was 15 and have owned and managed rental property for 50 years. A hotel/ motel is a business that has owners or managers on site to make sure the surrounding or neighboring residents and businesses are considered and respected and to maintain rules and order. When I occasionally have turnover, I take a month or two to try to choose a renter who is a good match to be a long term resident of my neighborhood. Yet another proximate long term resident expressed to me yesterday her concern that the short-term residents are not vetted. This has already been a problem at 1617 High Ridge Circle and may be a problem for other pending CUP's and yet the surrounding homes are not as proximate to the problem and it is very difficult to know how or to who to complain, as this weeks incident shows, nearby long term residents are vulnerable to retribution from non-resident home owners trying to maximize profit at the efforts an manners of the long term residents attempts to maintain a safe and desirable neighborhood. Especially if the realtor or business owner is being pardoned from two years of zoning violations and now they are getting a CUP feel exempt form or that they can tell the nearby long term residents that they can no longer complain.

Apparently the life and business of non-resident STRs are being protected and the lives of long term residents are being invaded and not protected. Columbia's long term residents, many of who are seniors who have lived in their homes for decades, deserve better than this.

long term neighborhood homeowner,
1619 Highridge Circle & 1801 Ridgemont



Kirtis Orendorff <kirtis.orendorff@como.gov>

Confirming date of meeting for CUP 1617 Highridge Circle

Gail Bradfield <gailannbradfield@gmail.com>
To: Kirtis Orendorff <kirtis.orendorff@como.gov>

Tue, Apr 8, 2025 at 2:30 PM

Thank you for the clarification. I received the letter in the mail.

I plan to be there Thursday evening, along with a few neighbors. I have a meeting in KC that afternoon so I am writing to you ahead of time.

I have noticed more clutter and trash around the house and more congestion/cars in the road the last couple of years. I had thought I or a member of my family might live at 1619 Highridge Circle somebody, but the changes in the last couple of years makes that less appealing.

In a college town with a long history of the reputation of being a "party town" renting out air BNBs with a owner/manager on site is quite a problem. People live here because they want to get away from the clutter and lack of commitment to the neighborhoods closer to east campus. The houses are close together and those neighbors deal with the slack of consideration and other problems, before or instead of the owner/managers. This is an owner occupied and the rentals nearby are quiet and have a long term commitment to the neighborhood. The noise (causing my renters to lose sleep) and trashing of the area around the house makes it a less pleasant, desirable and valuable place to live long term. Other air BNBs who have owners/managers present,, living in and providing supervision and hospitality do not stand out like this one.

When I received the postcard (as home owner of a house next door and a neighbor down the street.) I meant to contact my renter, but she quickly contacted me and texted me a copy of the postcard. She would love to attend the meeting, but has to work that evening. She "Definitely doesn't love" having an air bnb next door, but it has been operating for a year or two now. " They've "had late night traffic and lots of litter. A couple of weeks ago a guy staying there was working on his truck and draining antifreeze onto the street, so that was lovely."

I live nearby and have at times been surrounded by halfway houses and group home ALF that have driven down the safety of the neighborhood along with the value of the homes. One Assisted living facility remains between my rental and my house.

Our neighborhood has been taken advantage of by neighborhoods such as the Grasslands, who bought the house next to me to give or trade a to an organization who had up to 14 unrelated men living next to me, protecting many with warrants and providing them a place to overdose, as I have spoken to police I work with and watched at least one body being carried out.

The City of Columbia owes it to this neighborhood to restrict Air BNBs such as the one being operated next door to my rental, from quiet residential neighborhoods like ours.

Cordially,

Gail A. Bradfield EdD, LPC, NCSP
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Kirtis Orendorff <kirtis.orendorff@como.gov>

Conditional Use Permit (Case #134-2025)

1 message

Kitty Spencer <kittyspencer@gmail.com>

Mon, Apr 7, 2025 at 9:39 PM

To: Kirtis.orendorff@como.gov

Dear Mr. Orendorff,

This is in regard to the [1617 Highridge Circle](#) Conditional Use Permit hearing on Thursday, 4-10-25. Following are my concerns and I guess you could call this opposition:

*Lack of supervision by the owner. I've heard that there's been some car maintenance in the driveway.

* Parking, there are a lot of cars on the street already and one-car garages with narrow driveways. If 4 unrelated people are allowed to be there, or if they party, that could be a lot of additional cars.

* Concern for the integrity of the neighborhood and the owner occupied residences. What if more rentals come as a result? Also, the owner wants the highest tier for short term rental - 210 nights per year.

*I know there is a need for low income housing/starter homes in Columbia and this would take away one more house.

Thank you for your consideration of my concerns.

Kitty Spencer
1713 Ridgemont, Columbia, MO 65203



Kirtis Orendorff <kirtis.orendorff@como.gov>

Case # 134-2025

Seth Christensen <seth.chris10sen@gmail.com>

Thu, Apr 10, 2025 at 7:06 PM

To: kirtis.orendorff@como.gov

Mr. Orendorff,

I was hoping to be able attend the public hearing but it appears I won't have the opportunity (I serve on the library board and our meeting is running late). I am not in favor of the city granting a CUP to the owner of 1617 Highridge Circle. Our streets are narrow and full of cars already. I oppose short term rentals as a matter of principal, particularly when this city is already short on affordable housing. Additionally, having a short term rental would increase traffic as well as the number of cars seeking parking in the area. Furthermore I view it as a safety concern to have strangers in the neighborhood on a regular basis. I will be communicating my concerns to Mr. Foster as well. I am happy to discuss if you have any questions.

Best,

Seth Christensen
Owner of 1648 Highridge Circle
563.549.2113