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## 4100 Wyatt Lane

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**Cherie Rutter** <cheriescakeboutique@gmail.com>

Fri, Mar 28, 2025 at 1:20 PM

To: david.kunz@como.gov

As a homeowner in Deer Ridge neighborhood, I would like to voice my opposition to this entire project. It seems odd to us homeowners that this vote is being pushed through the day before elections. This should be tabled until we have a new mayor and council member to voice our concerns to. It also feels like a real conflict of interest that the property owner also works for A Civil Group.

We cannot get answer from them about their intentions of what a "cottage" development is. Minimum square footage for our neighborhood is 1200; how they can build 30 homes with that as a guideline on the 5 acre lot.

As homeowners we are concerned that these cottages will be tiny homes, low income/section 8. This is detrimental to our property values.

Cherie Rutter

Sent from my iPhone

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## Fwd: Cottages Development

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**Blake Thompson** <blakethompson2015@gmail.com>

Thu, Mar 6, 2025 at 9:17 AM

To: "david.kunz@como.gov" <david.kunz@como.gov>

To whom it may concern,

I'm the owner of 4303 Cottonwood Dr, a home that directly backs up to this proposed development. I am GREATLY opposed to this development for many reasons. The first being the lack of privacy with several new homes looking directly into the back of my home. Second, I fear that this will negatively affect my home's value. Based on the plans I've seen it appears to be several small homes. This also means that my behind my home will be a construction site for years to come, negatively affecting my family's quality of life.

Please let me know if you would like any other information or any steps I can take in making this development never happen.

Thank you,  
Blake Thompson  
573-544-4696

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## Permanent Zoning (Case #86-25) 4100 N Wyatt Lane

1 message

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**Denise Ferguson** <deniseferguson60@gmail.com>

Thu, Feb 27, 2025 at 2:05 PM

To: David Kunz <david.kunz@como.gov>

Cc: billy@mymoagent.com

Submitting information as opposition to the proposal to rezone property on Wyatt Lane from the County R-S to City R-2 to annex into City of Columbia:

Density: 1. We oppose having 32 unit cottages on 5 acres due to the density of this area.

Traffic: 2. We oppose having more traffic on Wyatt. Currently giant dump trucks hauling dirt and flatbed trucks speed through this area several times a day to the salvage yard/dump site to the North of 4100 Wyatt. We feel this will add too much traffic to an already well-traveled narrow road.

Zoning: 3. We are opposed to the zoning of R-2 instead of R-1. We know this can/may become rental property instead of single homes as in our own neighborhood. We request that Planning and Zoning consider R-1.

Barbed Wire fencing: 4. We oppose keeping an old rusted barbed wire fencing around the perimeter which is dangerous and no longer needed since this will no longer be a farm. This fencing belongs to the owner, Adam Kopriva. We feel that he should take this down along with the fence posts.

Our Yard: 5. We live at 5401 Axis Ct. The 16 foot easement would infringe on our entire back yard, which is very small and narrow. We need reassurance that our yard will not be dug up and plants/trees/grass replaced if necessary.

These are our reasons for opposition.

Thank you.

Dennis and Denise Ferguson

[5401 Axis Ct.](#)

Deer Ridge Subdivision

Columbia, MO

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## Opposition to Rezoning Request for 4100 N Wyatt Lane (Case #86-25)

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Michael Wheat <wheat.michael@hotmail.com>

Fri, Feb 28, 2025 at 9:02 PM

To: "david.kunz@como.gov" <david.kunz@como.gov>, "ward3@como.gov" <ward3@como.gov>, "ward1@como.gov" <ward1@como.gov>, "ward2@como.gov" <ward2@como.gov>, "ward4@como.gov" <ward4@como.gov>, "ward5@como.gov" <ward5@como.gov>, "ward6@como.gov" <ward6@como.gov>

Dear City Council Members and Planning & Zoning Commission,

I am writing to formally express my opposition to the rezoning request for 4100 N Wyatt Lane (Case #86-25). The proposed change from Boone County R-S zoning to Columbia's R-2 zoning, with amended cottage guidelines, raises several significant concerns related to environmental impact, infrastructure strain, and community character.

### Environmental Concerns – Impact on the Hinkson Creek Watershed (<https://www.helpthehinkson.org/watershed.asp>)

The property in question is within the Hinkson Creek watershed, a vital ecological resource in Boone County. Development in this area introduces several environmental risks:

- **Increased Stormwater Runoff** – Replacing natural landscapes with impervious surfaces such as roads, sidewalks, and rooftops will significantly increase stormwater runoff. This can contribute to erosion, localized flooding, and higher pollutant levels in Hinkson Creek.
- **Water Quality Degradation** – Hinkson Creek has previously been listed as an impaired waterway due to pollutants. High-density development without robust stormwater management plans can introduce additional contaminants, further harming the watershed.
- **Habitat Disruption** – The watershed supports diverse wildlife, and increased construction and human activity may negatively impact local biodiversity.

### Infrastructure Strain and Overcrowding

The plan to introduce 32 full-size houses on 1/8-acre lots is highly concerning in terms of density and its impact on existing infrastructure:

- **Traffic and Road Safety** – The increased number of residents will lead to higher traffic volume in an area not designed to accommodate such density. This can result in congestion and heightened safety risks for pedestrians and drivers alike. Wyatt Lane already experiences high traffic and is home to a significant population of whitetail deer and geese, raising concerns about both roadway safety and environmental impact.
- **Sewer and Water System Load** – Current infrastructure may not be adequately equipped to handle the increased demand for water, sewage, and drainage, potentially leading to service disruptions or costly upgrades for taxpayers.

### Community Character and Livability

Rezoning this property to allow high-density housing is inconsistent with the surrounding neighborhoods and could negatively impact property values and quality of life. Concerns include:

- **Overcrowding & Reduced Livability** – 1/8-acre lots will leave little room for green space, backyards, or privacy, diminishing the appeal of the development for long-term residents.
- **Mismatch with Neighborhood Aesthetics** – Existing zoning was established to maintain a certain community character. Allowing high-density development will drastically alter the area's visual and functional landscape.

### **Precedents from Other Communities**

Several communities across the country have successfully opposed similar rezoning requests due to these same concerns:

- *Canada Bay Council in Sydney* opposed a high-density housing development, citing lack of infrastructure to support the additional population.
- *Ridgefield, CT* residents opposed a proposed multi-unit development, fearing overdevelopment and environmental degradation.
- *Newtown, CT* rejected a dense apartment complex after determining that the infrastructure and water utilities could not sustain the increase in housing.

### **Conclusion**

Given the environmental risks, infrastructure strain, and potential negative impact on community character, I strongly urge the Planning & Zoning Commission and City Council to **deny** this rezoning request. The existing Boone County zoning regulations are more appropriate for this area and will better preserve the health, safety, and livability of the surrounding community.

Thank you for your time and consideration. I appreciate your commitment to responsible city planning and look forward to your decision on this matter.

Sincerely,

Concerned neighbor, Michael Wheat

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**Case# 86-25**

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**Sue Niemeyer** <sue.niemeyer@yahoo.com>  
To: david.kunz@como.gov

Wed, Feb 26, 2025 at 7:19 PM

I live at 4106 Spring Cress Dr., and I'm writing to voice my opposition to the annexation and R-2 zoning of the 5 acres at 4100 N. Wyatt Ln. I understand there will be 32 small cottages which I assume will be low dollar rentals. This is not something we want in our quiet family neighborhood.

Thank you

Sue Niemeyer [Sent from Yahoo Mail for iPhone](#)