



Ross Halligan <ross.halligan@como.gov>

Case 162-2025

David Lamb <dclksu2016@gmail.com>

Tue, Apr 1, 2025 at 7:17 AM

To: "ross.halligan@como.gov" <ross.halligan@como.gov>

Good morning.

We are the residents of [210 Brenda Ln, Columbia, MO 65201](#). Recently it was brought to our attention that the case referenced above was being brought fourth to petition a change is residence type to a home at the end of our street.

We are writing to let the City of Columbia know that we oppose this request and will be present at the hearing to verbally make our position known.

We have young children and the street is a dead end, it is quiet and has minimal traffic the proposition to transition a single family home to a short term rental will disrupt the neighborhood, increase the foot and vehicle traffic as well as introducing untold numbers of unknown individuals into the area.

There are no positives to allowing the property to be allowed to be a short term rental and we would strongly recommend that in the best interest of all residents on Brenda Ln and the community as a whole the zoning request not be approved.

Thank you,

Dave C. Lamb

Subject: Opposition to Proposed Short-Term Rental on Brenda Lane

Dear Planning and Zoning Commission Members,

I am writing to express my strong opposition to the proposed short-term rental property on Brenda Lane. I bought my house on Brenda Lane in 2008 and now live there with my husband and our children, ages 4 and 1. As a long-time resident of this small cul-de-sac, I am deeply concerned about the negative impact such a rental would have on our street, particularly given the number of young children who live and play here.

Our neighborhood is a quiet and safe environment where families feel comfortable allowing their children to ride bikes and play outside. A short-term rental would introduce a revolving door of transient visitors with no long-term investment in the safety and well-being of our community. The increased traffic, unfamiliar faces, and potential for late-night noise could be detrimental to the families who call this street home.

Additionally, allowing a short-term rental on our dead-end street could lead to increased safety hazards and a decrease in property values. Homeowners and long-term residents in this area decided to live in their homes with the expectation of a stable and family-friendly environment, not one that caters to short-term guests with no accountability to our neighborhood.

I urge the board to consider the voices of the residents who have built a safe and welcoming community here. Approving a short-term rental on Brenda Lane would fundamentally change the character of our neighborhood and potentially jeopardize the safety of our children.

In talking to neighbors, it seems that no one on the street is in favor of this property being a short-term rental. As of April 15, no one associated with 221 Brenda has reached out to us regarding their plans.

I expect you will hear from other residents on the street. I unfortunately cannot attend the P&Z meeting due to a work commitment but welcome questions from the board at my contact information below.

My husband and I respectfully request that you deny this application. Thank you for your time and consideration.

Sincerely,
Krista Meyer

217 Brenda Lane

Columbia, MO 65201

kristacmeyer@gmail.com



Ross Halligan <ross.halligan@como.gov>

Case#162-2025

Renate Deblois <renatedeblois@yahoo.com>
Reply-To: Renate Deblois <renatedeblois@yahoo.com>
To: "ross.halligan@como.gov" <ross.halligan@como.gov>

Wed, Apr 9, 2025 at 11:37 AM

Dear Mr.Halligan

I wanted to let you know that I am absolutely against an AirBnB at 221 Brenda Ln.
As the property owner living on the same street I see a lot of problems with a proposed Hotel like business. We live on a dead end road and treasure the quietness. Having dozens of cars driving thru at all hours of days and nights is most unsettling and not to mention loud parties in our imitate neighborhood. Parking extra vehicles is also a problem. The negative impact of such a business is going to impact our quality of life.

Renate DeBlois
[213 Brenda Ln](#)
[Columbia, Mo](#)

[Yahoo Mail: Search, Organize, Conquer](#)

Planning and Zoning Commission

Re: Case #162-2025

To whom it may concern:

We are the owners/landlords of a rental house three doors down from 221 Brenda Lane. We've owned the house for 27 years. We raised our children there when they were young, and we later moved to a larger home in Columbia and rented out our Brenda Lane home. We have had the same tenant in our Brenda Lane home since we made that move 13 years ago. I have spoken with her, and we share her concerns, though our perspective is a bit different as a landlord.

First of all, there are several reasons we've had the same tenant for 13 years:

- It's a fantastic location to live and raise children—quiet, hardly any traffic, near a beautiful park, walkable and bikeable.
- We are reliable landlords who care deeply about the home and are not simply in the property business to make money at any cost. We recognize that the responsibility of a landlord is to look out for the good of the tenant and the community.

You might think we stand to gain from this effort—and objectively, we do. After all, we, too, could make a lot more money by using our property as a short-term rental than we make by maintaining it as an affordable, stable, and long-term rental. [Airbnb's pricing calculator](#) estimates we could make more in an average week-long stay than we are currently charging our tenant per month. But at what cost?

Safe and affordable housing is the bedrock of our community, and it is getting increasingly more difficult to find. We see that every day in our personal lives—coworkers who can't buy a starter home because out-of-town property companies are buying them up; friends in need of a rental they can actually afford. I'm sure you all see it too.

The homes on Brenda Lane are modest three-bedroom ranch homes, most of which have not been "flipped." This neighborhood is a gem and a critical resource, and we are concerned that 221 Brenda Lane could be the first domino to fall in a transformation that cannot be reversed.

Brenda Lane is not a vacation condo. It's a vibrant community of hard-working families and long-term residents. Landlords who seize on the profitability of short-term rentals in a neighborhood like this do so at the expense of our entire community, as every home turned short-term rental means there is one more family looking for housing. The only safeguard our neighborhoods have when property owners look to do this are commissions and city governments that uphold regulations. We encourage you to reject this proposal.

Sincerely,

Summer and Christopher Foote

summerfoote@gmail.com



Ross Halligan <ross.halligan@como.gov>

Case # 162-2025 - Opposition to Rezoning Request

Zane Allen <zda7t4@gmail.com>

Thu, Apr 24, 2025 at 4:05 PM

To: "ross.halligan@como.gov" <ross.halligan@como.gov>

Dear Mr. Halligan

I am writing as a resident of Brenda Lane in Columbia, a small and tightly-knit cul-de-sac community, to respectfully express my strong opposition to the proposed rezoning request that would allow for the establishment of a short-term rental property, such as an Airbnb, within our neighborhood.

Our cul-de-sac is a peaceful residential area that has long fostered a sense of community, safety, and stability. Many families, including my own, have chosen to make this neighborhood our home precisely because of its quiet nature and the mutual respect shared among long-term residents. The proposed rezoning to accommodate a transient rental property stands in stark contrast to the character of our street.

One of our primary concerns is the **increase in traffic** that would inevitably result from frequent turnover of guests. Our street is not designed to accommodate a higher volume of vehicles, and the additional cars associated with a short-term rental would pose a serious safety hazard—particularly to the **young children who regularly play outside** and ride their bikes along the quiet roadway, including our own two toddlers. The unpredictable nature of short-term guests also makes it more difficult to maintain the sense of accountability and neighborliness that currently exists.

Furthermore, the **introduction of a commercial lodging enterprise into a residential cul-de-sac disrupts the integrity and spirit of our community**. We have built more than just homes here; we've built relationships, trust, and a shared responsibility for maintaining the quiet, family-friendly atmosphere. Allowing an Airbnb to operate in this context threatens to erode that fabric, creating a revolving door of unfamiliar faces and undermining the very qualities that make our neighborhood so special.

I urge the Commission to consider the long-term impact of this rezoning decision on our community. The short-term benefits to a property owner do not outweigh the lasting consequences for those of us who have invested deeply in the life and safety of this neighborhood.

Thank you for your time and attention to this matter. I hope you will choose to preserve the character and cohesion of our community by denying this rezoning request.

Sincerely,

Zane Allen & Haille Norris