



Ross Halligan <ross.halligan@como.gov>

Fwd: Comment on Case 125-1026

Marie Concannon <concannon.marie@gmail.com>
To: "ross.halligan@como.gov" <ross.halligan@como.gov>

Thu, Apr 30, 2026 at 9:17 PM

Hello Mr. Halligan,

I am forwarding this just be sure you receive it. It was addressed to you, but I noticed that there is a typo in your email address.

Many thanks,
Marie Concannon
704 Hilltop Dr, Columbia, MO 65201

----- Forwarded message -----

From: **Clyde Bentley** <clyde.bentley@gmail.com>
Date: Wed, Apr 29, 2026 at 2:28 PM
Subject: Comment on Case 125-1026
To: <ross.halligan@como.gov>
Cc: David Mehr <mehrd1949@gmail.com>, Marie Concannon <concannon.marie@gmail.com>

I am writing to express my opposition to Case 125-2026, an application for a short-term rental permit with no owner in residence at 713 Hilltop Drive. I live at 1863 Cliff Drive, very close to the subject property.

Hilltop Drive is an archetypical "quiet" residential street. It is a marginally maintained private lane that is both short and narrow -- so narrow, in fact, that city garbage trucks and package delivery trucks must back down it to serve the houses at its end (including the property in question). Strangers stumbling upon it are immediately noticed by the neighbors, making it a safe place to call home.

The traffic and stream of unfamiliar guests from a short-term rental would disturb the tranquility of both Hilltop and the entire Cliff Drive and Rockhill Road neighborhood. The hidden nature of this neighborhood is perhaps its greatest asset.

Several years ago, someone briefly operated a yoga class on Hilltop. The cars from those attending it were a source of great stress to the whole neighborhood. The Highland Addition neighborhood is residential – commercial use is simply inappropriate.

A better use for the house in question is as a rented or owned single family dwelling. Converting it to an STR would make yet one more home unavailable at a time when Columbia is desperate for family housing.

Short-term rentals may be appropriate for more transitional neighborhoods, but most certainly not for Hilltop Drive. Please reject the application.

Clyde Bentley
1863 Cliff Drive
Columbia, MO 65201



Ross Halligan <ross.halligan@como.gov>

Case #125-2026, proposed short term rental at 713 Hilltop

Lucas Buffaloe <lucasbuffaloe@gmail.com>

Wed, Apr 22, 2026 at 10:04 AM

To: ross.halligan@como.gov

Good morning,

I am writing regarding the proposed short-term rental at [713 Hilltop Drive](#) in Columbia, Missouri, case #125-2026.

I oppose the home's use as a short-term rental for the following reasons:

1) 713 Hilltop Drive is currently occupied by two long-term renters who will be displaced if the home is used as a short-term rental. The current occupants have lived in the home for the past two years and had planned to stay in the home, but have now been told that they will need to move if the application is approved. Granting this application will place additional pressure on Columbia's already limited housing stock.

2) Hilltop Drive is a narrow, single-lane road that is not maintained by the City of Columbia. Homeowners on Hilltop Drive have maintained the road as best as they are able by patching cracks and filling potholes but it still faces significant maintenance needs. Additional traffic associated with a short-term rental property will cause further damage.

3) The owner of the property at 713 Hilltop Drive lives out of state, has never lived at 713 Hilltop Drive, and has never met any of the other homeowners on Hilltop Drive. They did not inform other homeowners of their intention to apply for a short-term rental license. I sent an email (copied below) to the owner on April 11, 2026 to express my concerns about the application, and forwarded that email to their designated agent on April 14, 2026. Neither of them replied to my email. The lack of courtesy toward other homeowners on Hilltop Drive makes me worried for how complaints or concerns about the property would be handled in the future.

I plan to attend the Planning and Zoning Commission meeting on Thursday, May 7. My email to the property owner is copied below.

Lucas Buffaloe
717 Hilltop Drive

Hi Jodi,

This is Luke Buffaloe, I live at 717 Hilltop Drive, next door to your property at 713 Hilltop. I'm reaching out because earlier this week I received a notification that you had applied to list your property as a short term rental. This came as a surprise to me and many others on the street, and I want you to know that we are opposed to this.

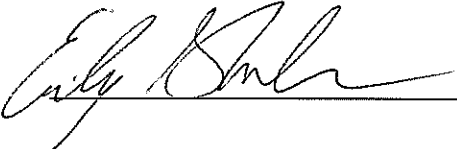
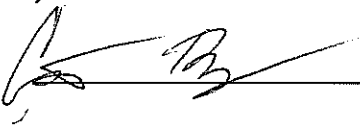

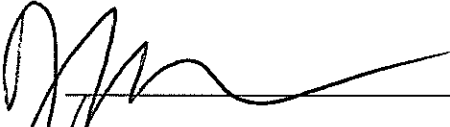
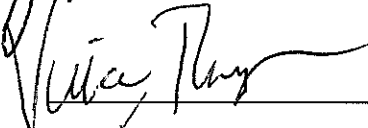
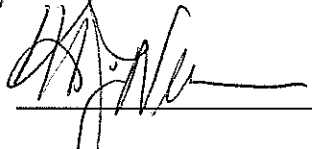
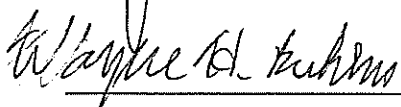
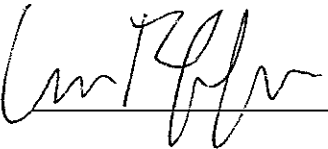


We'd like to ask you to consider withdrawing your application. I'm not sure how much time you have spent on Hilltop, but it is a short, narrow cul-de-sac with just eight homes in close proximity to one another, where all of us know each other well and really enjoy knowing our neighbors. You also have two wonderful long term renters in the home, who I understand had planned to continue living in the home, and we would love for them to continue to be part of the street. Finally, I'm not sure what your plans are for the home in the long-term, but I have heard that you may move here at some point in the future, and I want to make sure that we can all be on good terms.

Thanks so much for considering. Some of us will be in attendance at the Planning and Zoning meeting on May 7 to voice our concerns if you decide to move forward. Please reach out if you have any questions.

*Luke
573-289-3781*

Re: Proposed use of 713 Hilltop Drive as a short-term rental (case #125-2026)

We, the undersigned owners of property on Hilltop Drive, do hereby object to the proposed use of the property at 713 Hilltop Drive as a short-term rental.

| Signature | Printed Name | Address |
|---|-----------------|------------------------------------|
|  | Emily G. Camden | 708 Hilltop Dr., Columbia MD 21032 |
|  | Grant Bray | 708 Hilltop Dr |
|  | Marie Concannon | 704 Hilltop Dr. |
|  | DAVID BROWN | 712 HILLTOP DR. |
|  | Vince Thompson | 700 Hilltop Dr. |
|  | Marshall Newman | 700 Hilltop Dr |
|  | Wayne Brethos | 703 Hilltop Dr. |
|  | Lucas Buffalo | 717 Hilltop Dr. |
|  | Charles Koenig | 705 Hilltop Dr. |
|  | Jeff White | 708 Hilltop Dr. |

From: **Kevin Barnett** <kvncbrntt@gmail.com>
Date: Mon, May 4, 2026 at 3:07 PM
Subject: Case reference 125-2026
To: ross.halligan@como.gov <ross.halligan@como.gov>

Ross,

I'm probably the outlier in the community, but I'm a homeowner in the area (1801 University Ave) and have also run that house as an Airbnb - so I have one of the more insightful perspectives.

As it pertains to the house on Hilltop getting permission for running an Airbnb, I am for granting the zone allowance for that purpose.

Much of the folks against this allowance have this idea that Airbnbs are party houses and bring down enjoyment for the neighbors. Other folks are against Airbnbs because they supposedly limit housing availability. And lastly, some are worried about parking.

As a previous Airbnb host in that neighborhood, let me set the record straight:

- 1) Airbnb rules prohibit parties. Guests that break that rule face immediate eviction and no refunds.
- 2) Airbnbs must be maintained at the highest level to keep a rating to ensure future business.
- 3) There are currently 58 homes for sale that are less than \$350,000 with 3-4 bedrooms according to Realtor.com.
- 4) There is room for four cars in that driveway. It would be rare that an Airbnb has more than four vehicles if the host conditioned guests to limit vehicles in that parking situation to the driveway.

So what you won't hear regarding Airbnbs are the positives:

- 1) They raise values of nearby homes.
- 2) They generate tax revenue in excess of property taxes.
- 3) They employ people to clean and maintain.
- 4) They actually improve neighbor relations in some situations. Bad long term renters rarely change their minds to stop doing annoying behaviors, short term tenants are quickly gone.
- 5) Revenue from the Airbnb will go toward housing costs (appliances, landscaping etc) that wouldn't be available for low income generating long term rentals or home owners.

Myself, I bought the property on University Avenue (Jan 2021) originally to be a long term rentals, but then I ran the numbers and turned it into an Airbnb. Since that decision, I've spent probably close to \$100,000 in purchases and upgrades to make it a five star Airbnb. I had great relationships with the neighbors. We never had a crazy party. It was rewarding. I stopped in 2024 due to upcoming zoning changes.

Most of the Airbnb guest of mine fell into three camps. By order of number of guests 1) were people coming to Columbia for pet treatment at Mizzou 2) Coming to a summer event at Mizzou 3) Traveling through Missouri 4). Football weekends.

The parties I was afraid of never really happened. There were only 4-5 home football games per year. And mostly people go out to bars and restaurants.

Thank you,

Kevin Barnett
573-239-6439

Rachel Brekhus brekhusr@gmail.com via como.gov
to planning

8:36 AM (2 minutes ago)

I am opposed to the short term rental at 713 Hilltop, case #125-202.

Also, your phone is not working this morning. I tried to call 573-874-7437 and it did not work.

--

Rachel Brekhus

Jan Haffey haffeyji@gmail.com via como.gov
to planning@como.gov

8:25 AM (11 minutes ago)

To whom it may concern:

I tried calling your office but could not get through. My husband and I would like to go on record in opposition of the STR proposed for 713 Hilltop. This is an historic neighborhood close to campus and already fights congestion and overflow from the MU campus. This proposed rental would likely be extremely busy during times of MU sporting events. Hilltop is a very narrow street.

Please do NOT approve this request!

Jan and Ron Haffey

From: **art jeffrey** <jeffreyart31@gmail.com>

Date: Mon, May 4, 2026 at 8:55 AM

Subject: case #125-2026

To: <ross.halligan@como.gov>

I am against AirBnB in this location. It has small children in the area. Also the road is narrow with limited parking. Thank you for your vote against the proposed change in status.

From: **lynne johnson** <llynelen@yahoo.com>

Date: Sun, May 3, 2026 at 12:18 PM

Subject: Case #125-2026

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

Mr. Ross:

I am a long-time resident of Cliff Drive and am writing to oppose the conditional use permit for 713 Hilltop Drive. Though I am not an adjacent homeowner, I live less than one-half mile away and support the concerns of my neighbors.

We already live with a large proportion of neighborhood housing being rental units occupied by transient students and the accompanying effects. Several roads within the East Campus area are virtually only one lane due to student parking (particularly Anthony and Williams streets), which is annoying at the least and unsafe at worst. Hilltop Drive does not seem a good choice for increased commercialization.

Lynne Johson

1715 Cliff Drive

From: **Ann Mehr** <dr.annmehr@gmail.com>

Date: Sun, May 3, 2026 at 10:46 AM

Subject: Case #125-2026

To: <ross.halligan@como.gov>

Cc: Barbara Buffaloe <locher.buffaloe@gmail.com>, David Brown <brown5x@gmail.com>, Jeff <whytake@yahoo.com>, Charles Koenig <CKoenig@cpsk12.org>, Rachel Brekhus <brekhusr@gmail.com>, Wayne Brekhus <brekhusw@gmail.com>, Marie Concannon <concannon.marie@gmail.com>, Vincent Thompson <vthompson@cpsk12.org>, <marshall@marshalljnewman.com>, <jeff@midwestremodel.com>, Luke Buffaloe <lucasbuffaloe@gmail.com>, David Mehr <mehrd1949@gmail.com>, Ruth Tofle <TofleR@missouri.edu>, ICE <marvin@toflelaw.com>

Dear Ross,

We have lived in East Campus 21 years. Over that time there has been a dramatic shift from owner occupied to rental. And now to shift that balance further by introducing short-term rentals has grave implications for the neighborhood.

We live on Ingleside Drive which, like Hilltop is a street with no outlet that is not maintained by the city. There is zero parking on the street in either case and very little leeway for people who do not know how these tiny streets are set up.

The best case scenario for a rental on these small, no outlet streets is a stable long-term rental situation where the occupants know the neighborhood. Currently, this home does have long-term renters who would like to stay.

I would like to advocate against short-term rentals in East Campus in general, but particularly on the streets, like ours and Hilltop with no city maintenance, no outlet and no parking. The owner has not been open or responsive to neighbors' concerns about a short-term rental on this small and very loved street.

Please decline this application.

Thank you for your consideration,

Ann Mehr

From: **JOHN STEWART** <jgstew@msn.com>
Date: Mon, May 4, 2026 at 2:19 PM
Subject: #125-2026
To: ross.halligan@como.gov <ross.halligan@como.gov>

Greetings,

I write today to voice my opposition to granting a permit for a short-term rental on 713 Hilltop Drive. I do not believe that it would be consistent with the character of the neighborhood. The eastern portion of East Campus is entirely single home residences. A 210 night a year "Air B and B", is basically an unattended hotel. Not only would the extra traffic and on street parking be unworkable on such a small street, it is hard to imagine that the solitude and VALUE of the entire area would be adversely impacted.

Thank you for your time.

Yours,

John G. Stewart
301 McNab Drive

From: Tofle, Ruth <tofler@missouri.edu>
Date: Fri, May 1, 2026 at 3:52 PM
Subject: reference case # 125/2026
To: ross.halligan@como.gov <ross.halligan@como.gov>

Hi Ross,

We live on a nearby home of 713 Hilltop and we are opposed to the short -term rental application. If you have ever driven down that road and know that area, you will know that it is not built for a lot of traffic.

Ruth Tofle

From: **Sandra Weisman** <sandra.h.weisman@gmail.com>

Date: Sun, May 3, 2026 at 7:15 PM

Subject: Opposed to the short term rental at 713 Hilltop (case #125-2026)

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

I have lived in the East Campus neighborhood since 1986. I am opposed to the short term rental at 713 Hilltop. We live in a dead end neighborhood so the extra traffic generated by the short term rental would drive right past our home. I cannot imagine how a narrow road like Hilltop will be able to handle the extra traffic generated by a short term rental.

==> Please do NOT approve 713 Hilltop as a short term rental.

Sandra Weisman

From: **Emily Camden** <ecamden98@gmail.com>
Date: Tue, May 5, 2026 at 2:56 PM
Subject: Comments Re:Case # 125/2026
To: <ross.halligan@como.gov>

Good Afternoon Ross,

My name is Emily Camden and my Fiance, Grant Bray, and I currently reside at 708 Hilltop Drive which is located across the quiet, one lane street from 713 Hilltop Drive (proposed STR). We have rented the home for three years now and to say this tiny cluster of homes is our safe haven doesn't come close to how special the neighborhood is to us and our friends on the street. With each home serving as a glimpse into the 1950s and 60s, you cannot help but think of simpler times, before we had to worry about the mess our world is in currently. With our wedding a month away, we are moving into a time in our life in which owning a home in this specific piece of Columbia is our next goal, and the only way we see ourselves staying in Columbia.

713 Hilltop is a nearly 80 year old home, built by a notable native of Columbia which should be preserved as a peice of our history. I am worried that the constant turnover of people would be detrimental to the home. The Los Angeles-based owner and STR applicant stated that she wishes to keep the home as a STR until she retires, but according to my calculations, that won't be for another 20-25 years. With how challenging it has been for other attempted STR homeowners in the area to find reliable maintenance and cleaning workers, it is hard to believe the home will make it to ONE HUNDRED years old with the homeowner managing from out of state.

Beyond the maintenance of this home, I would invite you to drive down our street and evaluate whether it can handle the increased amount of cars coming and going keeping in mind that it is beyond city maintenance. I would also like you to take the resident's safety into consideration. I prefer not disclose specifics, but due to reasons outside of my control, I cannot live this close to a home just anyone can book. This will make for two long term resident families that will be displaced should this pass.

The home's size and proximity to the stadium will make it a prime location for parties. With our current shortage of police officers in town, I would hate to waste our resources on calling in noise complaints any time there is a party after 10 PM.

Please consider this email a notification of our opposition to this proposition.

Best,
Emily Camden and Grant Bray

May 5, 2026

Dear Planning and Zoning Commissioners,

I am writing with regard to the STR application #125-2026 at 713 Hilltop Drive. I have lived in my home at 704 Hilltop for the last 26 years. I believe it would be difficult for this street to accommodate a 5-person, 210-night STR for several reasons. In this letter, I will focus on the aspects most relevant to the Planning and Zoning Commission, particularly infrastructure.

NARROW STREET WIDTH

The City Planner's technical report reads: "*Hilltop Drive is **substandard** in right-of-way width, travel lane size, and does not have sidewalks installed. Hilltop Drive from Cliff Drive to the cul-de-sac at its southern terminus is approximately **10 feet wide.***" This legal description is also an accurate physical description. I put a measuring tape down on the street in front of 713. It measures **eleven feet wide**. By comparison, parking spaces at the Columbia Mall are 10 feet wide. If you can imagine driving on a street which is only slightly wider than a parking space, you will have an accurate picture.

When there used to be 3-5 unrelated renters living at 713 Hilltop and an equal number of cars, their visitors would typically put their vehicles in front of 713 with two tires on the grass. While a small car might be able to squeeze by, larger vehicles could not. Such illegal parking blocks FedEx and UPS trucks, airport shuttles, ambulances and of course, fire trucks. We cannot call the police about improperly parked vehicles. They do not respond to such calls on private streets. Residents know how to park, but it would be difficult to educate a constant stream of visitors coming to an AirBnB, especially the non-registered guests (i.e. family and friends of guests).

NO PUBLIC STREET PARKING

The ordinance considers three on-street parking spaces sufficient for a 5-person STR. But if all three spaces are occupied by AirBnB customers, then there would be no space left for the property manager or Neighborhood Services rep, if they were to be called out to investigate a problem. There is no public parking on Hilltop.

Further, if all three spaces were occupied by AirBnB customers, there would be no parking left for their friends. And there *would* be friends, also known as "non-registered guests." The owner promised in the application, "*Non-registered guests will need to leave by 10pm.*" While she doesn't mention an upper cap on the number of non-registered guests, we have a clue in our city ordinances. In Columbia, a "party" is defined as a gathering of more than nine individuals. The owner has promised "no parties." Fair enough. But if five AirBnB customers can legally invite four friends, that would potentially add up to seven cars. Our street cannot accommodate that many vehicles.

NO ROAD MAINTENANCE

Hilltop Drive is not maintained by the city. The last time it was paved was around 1990. I learned this when I bought my home. No further attention was given until 2024, when a neighbor volunteered to fill some of the potholes himself, with cold-patch purchased from a hardware store.

In winter, our street does not get plowed. We have no HOA or even informal arrangement to take care of either plowing or street repairs.

Living on Hilltop, one can get snowed in for a week or longer. I myself can walk to work so it doesn't affect me. We stock up on provisions when bad weather is forecast. AirBnB customers on the other hand, could be stranded. This is why it is so important for the city to consider **infrastructure** before approving a STR application on a substandard width, unmaintained street.



(I took the picture at right after a snow. Homes at 701 and 705 are in the background).

COMMUNICATION

I do not oppose all short term rentals. In fact, I appreciate the way they can incentivize the restoration of historic homes which are no longer attractive to resident homeowners due to location or other factors. For example, I was very pleased indeed to see the grand, historic farmhouse at 202 N. Old Highway 63 become a 365-night, 8-person STR.

Yet there are significant hurdles with a STR on a secluded, narrow street like Hilltop. Infrastructure is a problem here. I won't say it is insurmountable. We might have accomplished a lot with communication. But sadly, we've had a very hard time even getting a response from this property owner. She never reached out to us; instead, we had to initiate communication using contact information supplied to us by the city. All seven households on Hilltop are working together, and we tried to reach her through our street spokesperson who sent messages to both the owner and designated agent. After two weeks, we were still waiting for a response from both. By the time the owner responded, the hearing date was almost at hand. If she is this hard to reach during the application phase, imagine how much more difficult it would be if the STR were approved.

For the reasons above, I respectfully ask the Commission to decline this application.

Marie Concannon
704 Hilltop Drive

From: **Bernadette Dryden** <buonappetito72@gmail.com>
Date: Tue, May 5, 2026 at 10:46 AM
Subject: Regarding Case # 125-2026
To: <ross.halligan@como.gov>

Dear Mr. Halligan,

As a longtime resident of the neighborhood that abuts Hilltop Drive, I would like to state my adamant objection to the proposed Air B and B at 713 Hilltop Drive.

This neighborhood is composed of single-family dwellings, and an Air B and B (which translates to an unattended hotel that welcomes strangers consistently) at that address is most inappropriate. In addition, Hilltop is a narrow street which can't support any additional traffic or parking.

I ask you to please consider the feedback and feelings of our neighborhood when making your decision. Plenty of people out there are looking for houses to buy or rent in this neighborhood, so we should encourage them instead of turning potential long-term dwellings for stable neighbors into an ever-revolving door for strangers.

Thanks for your consideration,

Bernadette Dryden

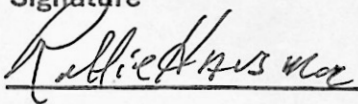
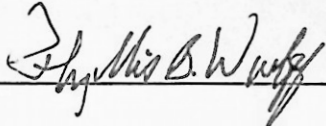
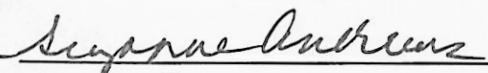

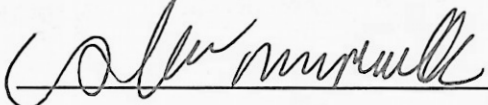
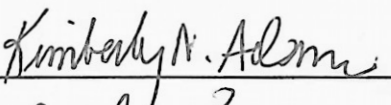
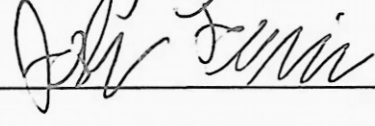

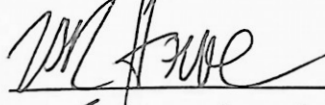
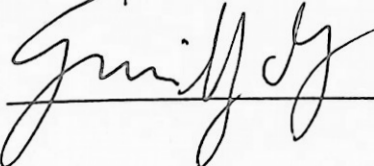
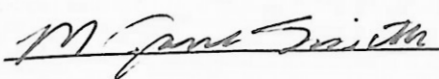
Regarding the proposed use of 713 Hilltop Drive as a short-term rental
(case #125-2026)

We, the undersigned, do hereby object to the proposed use of the property at 713 Hilltop Drive as a short-term rental.

| Signature | Printed Name | Address |
|---------------------------|---------------------------|----------------------------|
| <u>Larry Peterfy</u> | <u>LARRY PETERFY</u> | <u>1806 CLIFF DR</u> |
| <u>John Rudder</u> | <u>JOHN RUDDER</u> | <u>1806 CLIFF DR</u> |
| <u>Sam Lord</u> | <u>Sam Lord</u> | <u>309 McNab Dr.</u> |
| <u>Terry Linda Sneed</u> | <u>Terry Linda Sneed</u> | <u>314 McNab Dr.</u> |
| <u>Robert Johnson</u> | <u>ROBERT JOHNSON</u> | <u>1827 CLIFF</u> |
| <u>Peter Emerson Noce</u> | <u>Peter Emerson Noce</u> | <u>1836 CLIFF DR.</u> |
| <u>Cindy Neagle</u> | <u>Cindy Neagle</u> | <u>1836 Cliff Dr</u> |
| <u>Bernadette Dryden</u> | <u>Bernadette Dryden</u> | <u>1840 CLIFF DR.</u> |
| <u>David Hudson</u> | <u>David Hudson</u> | <u>1801 University Dr.</u> |
| <u>Stacie Hudson</u> | <u>Stacie Hudson</u> | <u>1801 university</u> |
| <u>Jane Phillips</u> | <u>Jane Phillips</u> | <u>1859 Cliff Dr</u> |

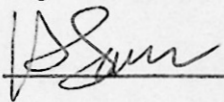
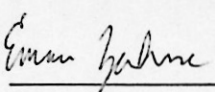
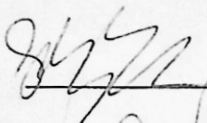
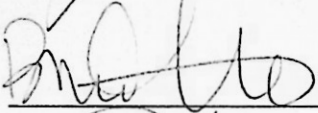
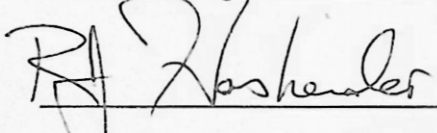
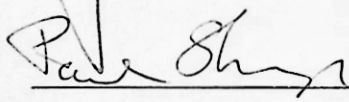
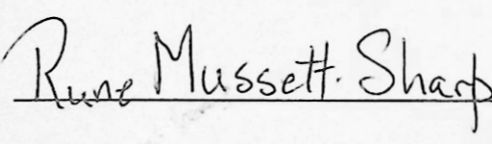
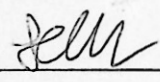
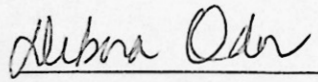
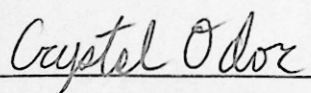
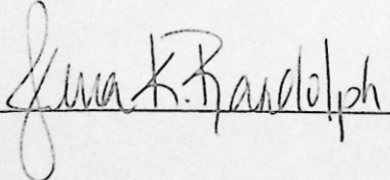
Regarding the proposed use of 713 Hilltop Drive as a short-term rental
(case #125-2026)

We, the undersigned, do hereby object to the proposed use of the property at 713 Hilltop Drive as a short-term rental.

| Signature | Printed Name | Address |
|---|-------------------|----------------------------|
|  | Rolfit Hausman | 600 Rockhill |
|  | PHYLLIS B. WOLFF | 605 Rockhill Rd. |
|  | SUZANNE ANDREWS | 501 Rockhill Rd. |
|  | Anya Williams | 1702 University Ave. |
|  | CALIB MANDWILER | 1711 UNIVERSITY AVE |
|  | Kimberly N. Adams | 1719 University Ave. 65201 |
|  | Joshua Fannin | 1722 Cliff Dr Apt A. 65201 |
|  | TERRI SMITH | 1712 CLIFF DR |
|  | WENDY R HOWE | 1710 CLIFF DR 65201 |
|  | Graciella Murphy | 1709 Cliff Dr |
|  | M. Jane Smith | 1712 Cliff Dr. |

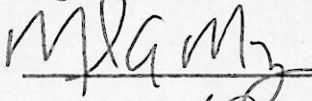
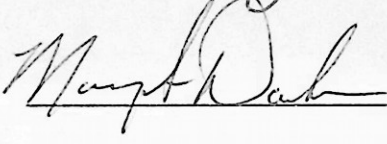

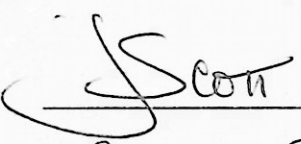
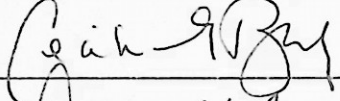
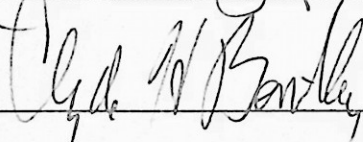
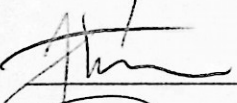


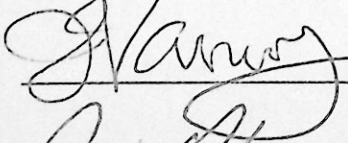

Regarding the proposed use of 713 Hilltop Drive as a short-term rental
(case #125-2026)

We, the undersigned, do hereby object to the proposed use of the property at 713 Hilltop Drive as a short-term rental.

| Signature | Printed Name | Address |
|---|--------------------|----------------------|
|  | Kelly Savoy | 1626 University Ave. |
|  | Emma Zahner | 1626 University Ave. |
|  | Sidney Bogue | 1707 University Ave |
|  | Bonnie Chasteen | 1812 Cliff Dr. |
|  | R. Jay Hashoider | 1812 Cliff Dr. |
|  | Paul Sharp | 1814 Cliff Dr. |
|  | Rene Mussett Sharp | 1814 Cliff Dr. |
|  | Leodegario Yontz | 1818 Cliff Dr. |
|  | Debora Odor | 1820 Cliff Dr |
|  | Crystal Odor | 1820 Cliff Dr. |
|  | Jena Randolph | 1824 Cliff Dr. |

Regarding the proposed use of 713 Hilltop Drive as a short-term rental
(case #125-2026)

We, the undersigned, do hereby object to the proposed use of the property at 713 Hilltop Drive as a short-term rental.

| Signature | Printed Name | Address |
|---|-------------------|----------------------|
|  | Michael A Morgan | 1824 Cliff Drive |
|  | MARGARET DAWSON | 604 ROCKHILL RD |
|  | Donald Scott | 509 Rockhill Rd. |
|  | Jessica RG SCOTT | 509 Rockhill Rd. |
|  | Cecile G. Bentley | 1863 Cliff Dr. |
|  | Clyde H. Bentley | 1863 Cliff Dr. |
|  | JOHN G. STEWART | 301 McNab Dr |
|  | RUTH TOFLE | 1805 Cliff Dr. |
|  | Marvin Tofle | 1805 Cliff |
|  | Janet Varney | 1808 University Ave. |
|  | Chris Howe | 1710 Cliff Dr |

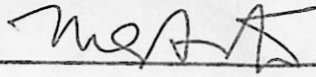
Regarding the proposed use of 713 Hilltop Drive as a short-term rental
(case #125-2026)

We, the undersigned, do hereby object to the proposed use of the property at 713 Hilltop Drive as a short-term rental.

Signature

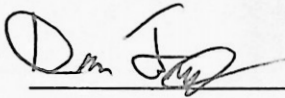
Printed Name

Address



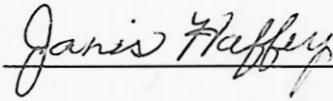
Mara Aruguete

1625 Wilson Ave



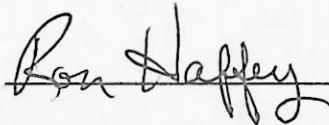
DAN FRITZ

1623 Wilson Ave.



Janis Haffey

1805 University Ave



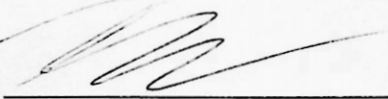
Ron Haffey

1805 University Ave



Rick Shanker

1829 Cliff Dr



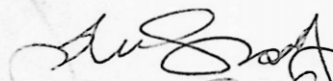
Kyle Cook

702 Ingleside Dr.



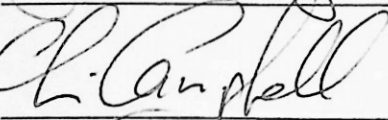
Anna Cook

702 Ingleside Dr.



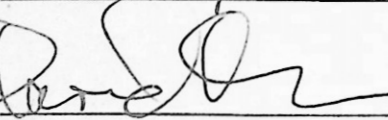
JOHN STANSFIELD

1852 CLIFF



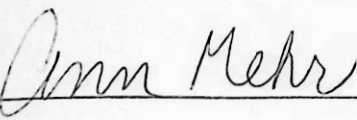
Chris Campbell

708 Morningside Dr.



DAVID MEHR

714 INKLESIDE DR


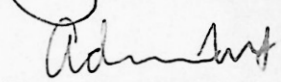
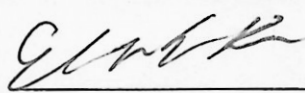
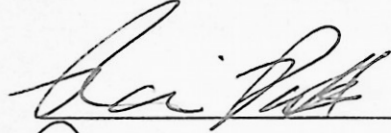
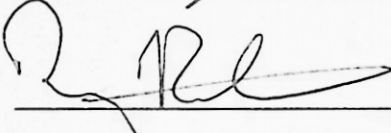
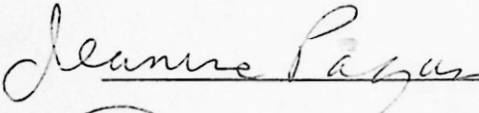
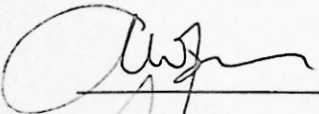
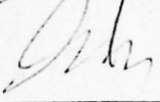
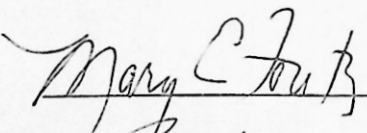
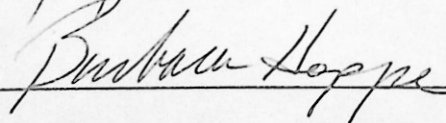


Ann Mehr

714 Ingleside Dr.

Regarding the proposed use of 713 Hilltop Drive as a short-term rental
(case #125-2026)

We, the undersigned, do hereby object to the proposed use of the property at 713 Hilltop Drive as a short-term rental.

| Signature | Printed Name | Address |
|---|--------------------|--|
|  | Sarah Linsenmayer | 1004 Westwinds Ct Columbia MO 65203 |
|  | Adrienne Hunt | 613 Bluffdale Dr. Columbia, MO 65201 |
|  | Elizabeth McKibben | 613 Bluffdale Dr Columbia, MO 65201 |
|  | Ravi Patel | 617 Bluffdale Dr Columbia MO 65201 |
|  | Robert Mihel | 623 Bluffdale 701 BLUFF DALE |
|  | JEANINE PAGAN | COLUMBIA MO 65201 |
|  | Mihaela Popescu | 705 Bluffdale Dr |
|  | Ian Reid | 722 Bluffdale Dr. |
|  | Mary E. Foutz | 2102 Southwood Dr. Columbia, MO 65201 |
|  | Barbara Hoppe | 607 Bluffdale |

Regarding the proposed use of 713 Hilltop Drive as a short-term rental
(case #125-2026)

We, the undersigned, do hereby object to the proposed use of the property at 713 Hilltop Drive as a short-term rental.

Signature

Printed Name

Address

Paul Koenig

Paul G. Koenig

1809 Hawthorne Dr.

Dylan Koenig

Dylan Koenig

1711 Cliff Drive

Ashlyn L

Ashlyn Lewis

1711 Cliff Dr.

Ch W

Charles Koenig

705 Hilltop Dr.

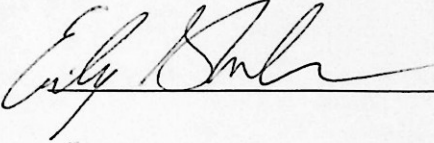
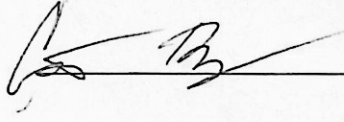


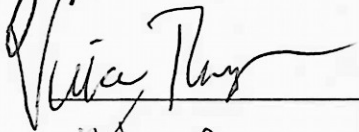

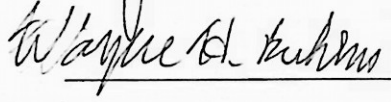

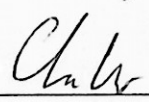
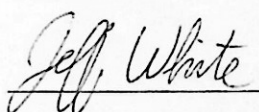
Bethany Pippy

Bethany Pippy

705 Hilltop Dr.

Re: Proposed use of 713 Hilltop Drive as a short-term rental (case #125-2026)

We, the undersigned owners of property on Hilltop Drive, do hereby object to the proposed use of the property at 713 Hilltop Drive as a short-term rental.

| Signature | Printed Name | Address |
|---|-----------------|-------------------------------------|
|  | Emily G. Camden | 708 Hilltop Dr., Columbia, MD 21031 |
|  | Grant Bray | 708 Hilltop Dr. |
|  | Marie Concannon | 704 Hilltop Dr. |
|  | DAVID BROWN | 712 HILLTOP DR. |
|  | Vince Thompson | 700 Hilltop Dr. |
|  | Marshall Newman | 700 Hilltop Dr. |
|  | Wayne Brethous | 703 Hilltop Dr. |
|  | Lucas Buffalo | 717 Hilltop Dr. |
|  | Charles Koenig | 705 Hilltop Dr. |
|  | Jeff White | 708 Hilltop Dr. |

From: **Kim Adams** <kimadams5751@gmail.com>
Date: Tue, May 5, 2026 at 10:03 PM
Subject: Case #125-2026 zoning comment
To: ross.halligan@como.gov <ross.halligan@como.gov>

Hello Ross,

I'm writing to express my opposition to the proposed zoning change at 713 Hilltop Drive to short term rental/ Air BnB. Case #125-2026.

This property is at the end of a drive deep within a neighborhood of family homes where people walk constantly and children play in yards and ride bikes. Because it's a closed loop, there is almost no traffic from nonresidents. With an Air BnB the increase in traffic from drivers who don't know the area would change the character of the neighborhood and reduce its walkability at a minimum, and potentially present a danger to residents.

Furthermore, Hilltop is a very narrow lane that doesn't have room for street parking or sloppy parking. It is reasonable to expect that at least some short term renters would not be well enough educated about the specific parking needs that traffic blockages would be a frequent issue.

With an absentee landlord and a sprawling management company at the helm, neighbors have no confidence that concerns would be dealt with in a timely manner.

Thank you for your consideration,

Kim Adams
1719 University Ave

Notice the tape measure spanning the street next to front door at 713 Hilltop.
The road measures **11 feet** across at this point.
For perspective, parking spaces at the Columbia Mall are **10 feet** across.



Closer view of the tape measure showing 11 feet in front of 713 Hilltop Drive.



Visitors to 713 Hilltop often falsely believe they can park with two tires on the grass in front of the house. That is illegal, but we cannot call police for parking violations because Hilltop is a private street. Cars parked illegally here could block access to the two dwellings further down, on the circle. Fire trucks are 8 feet wide.



713 Hilltop is the nearer house on the right.



**The gutters in the background of this picture define where 713 Hilltop stands.
713's side yard is to the right of this image.**



This image shows more road conditions at 713 Hilltop, which is visible in the background. The road at this point is only one foot wider than a parking space at Columbia Mall. Hedges form a wall on the right-hand side.



This image reveals how close the home is set to the street. There is no public parking.

While the STR application lists the requisite three off-street parking spaces, it does not account for parking for *NON-REGISTERED GUESTS* of AirBnB customers.

The owner has made clear that non-registered guests are welcome but must leave by 10pm. Where will they park?

When the AirBnB is at full capacity, there would be no parking for the property manager or Neighborhood Services if they were called to respond to disturbances.



From: **Koenig, Paul** <KoenigP@missouri.edu>
Date: Wed, May 6, 2026 at 9:55 AM
Subject: 713 Hilltop Drive, case #125-2026
To: ross.halligan@como.gov <ross.halligan@como.gov>

Sir,

Regarding the upcoming hearing to either approve or deny the property at 713 Hilltop Drive to have the blessing of the city to become a short-term rental, or Airbnb, I am strictly opposed to the idea, for a number of reasons. I've lived in this neighborhood for almost forty years and next door to a rental house for most of that time. Long-term rental is one thing, with the new neighbor blending in and hopefully carefully chosen and screened by the landlord, who if necessary is locally available to contact if problems come about.

An Airbnb is different. There is no blending in for short term rentals and no need to be polite either. The owner of this property lives in the state of California and while now renting long term, would like the convenience of staying in the home from time to time and hence the short term rental idea.

Hilltop Drive is a privately maintained street with a round-a-bout style cul-de-sac and a single entrance/exit, as you know. Parking is limited and above the normal volume of traffic, the anticipated noise and parties associated with such a use and the safety concerns that a constant, unpredictable and high turnover of strangers would bring, would reduce the quality of life in this small and secluded neighborhood.

I respectfully request that you deny this request for the sake of the entire east campus neighborhood.

Thank you,
Paul Koenig
1809 Hawthorne Drive

From: **Jeanine Pagan** <jeanine.pagan@gmail.com>
Date: Wed, May 6, 2026 at 12:59 PM
Subject: 713 Hilltop Drive case #125-2026
To: ross.halligan@como.gov <ross.halligan@como.gov>

In regards to the Planning and Zoning meeting, the case #125-2026 713 Hilltop Drive , allowing this property owned by an out of state owner to become a short term rental. I live on Bluff Dale Dr so my property is down the cliff from Cliff Drive. My property is not directly affected by changes in 713 Hilltop Drive. I do not support the changes to 713 Hilltop Dr zoning because of the size of the Hilltop Dr street. I drove a carpool of school age children to Hilltop Dr every morning for a couple of years. The Hilltop Dr is so incredibly narrow. Just one car going into Hilltop Dr to pick someone up, deliver packages or go to your own home is very difficult if there is any car coming the opposite direction. This case would allow 5 guests in the short term rental. If all 5 people drive their own car I don't see where there is adequate parking. Don't say all 5 people won't bring their own cars. I live 4 houses away from a short term rental on Southwood Dr and there are so many times the guests staying at that short term rental are jockeying 4 or more cars around to fit them in some parking space in the driveway or on the street. Bluff Dale Dr and Southwood Dr streets are 26 feet wide. I believe Hilltop Dr is half the width of our streets. There should be some consideration for emergency vehicles, city work vehicles etc that also use Hilltop Dr to serve the neighbors that live there. I think when the short term rental ordinance was changed I don't believe there was any consideration for any of the extra narrow streets that are in these older Columbia neighborhoods. CPS buses stopped coming through the neighborhood because when people park on both sides of the street there was no room for the bus to get through the neighborhood.

Jeanine Pagan