

**From:** shelley nelson  
**Sent:** Thursday, May 26, 2022 6:00 PM  
**To:** Pat Bess <[pbess@cam-columbia.com](mailto:pbess@cam-columbia.com)>  
**Subject:** Bluff Creek Dr. Message to accompany City notice

Hi Pat,

Here is a message I would like to accompany the notice that you send out the entire neighborhood regarding the June 9<sup>th</sup> Planning and Zoning meeting for Plat 8 also know as Cotswald. Please also include the attached site plan showing that we now down to 36 lots.

Thank you,  
Shelley

RE: 2304 Bluff Creek Drive/Bluff Creek Estates, Plat No. 8/a.k.a Cotswald Villas

Dear Neighbors,

It has been a pleasure to meet with you either individually or through our neighborhood meetings. After careful consideration, I have made revisions to the Planned Development (PD) site, decreasing density for a third time.

Information regarding the upcoming Planning and Zoning meeting is attached as is the revised PD site plan. The May 2022 revised plan decreases density once again by removing 3 lots, one from each cul-de-sac. The result is a plan showing 36 lots instead of 39, a nearly 8% decrease. This is in addition to decreases of 11% in 2016 (from 44 units to 39) and 70% in 2014 when the lot was downzoned to PUD 5.1 units per acre. The previous zoning, O-1, allowed for a potential of 17 multi-family units per acre. All decreases in density have been initiated under my ownership.

A note has also been added to the PD plan stating requirements for the exteriors. It reads, "Architectural Standards for the buildings exterior materials, fencing, solar equipment and landscape design will resemble that of the adjacent neighborhood, Bluff Creek Estates. Buildings on lots abutting Bluff Creek Dr. shall adhere to higher standards requiring the exterior materials on the rear to reflect similar detailing as the front of the structure."

I am a long time Bluff Creek resident who lives in the immediate area of this development. The goal is and always has been to devise a plan that provides an appropriate buffer between our neighborhood and the highway. One that complements the existing neighborhood in style and quality. As your neighbor, I share your concerns. Your feedback and fresh perspectives are greatly appreciated. Please contact me with questions, concerns or suggestions. My direct phone number and email is provided below.

Sincerely,

Shelley Nelson Ravipudi  
Cell (626)394-6298  
[lyoncrestproperties@gmail.com](mailto:lyoncrestproperties@gmail.com)

# PD PLANNED DEVELOPMENT OF BLUFF CREEK ESTATES, PLAT No. 8

A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF  
SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
MAY, 2022

PLANTING NOTES:	
QUANTITY	PLANT SPECIES
78	LARGE/MEDIUM CANOPY TREE

### LANDSCAPING / TREE PRESERVATION NOTES:

- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
- ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.
- 14 STREET TREES ARE TO BE PROVIDED, WITH ONE TREE BEING PROVIDED EVERY 4,000 SQFT WITH A TOTAL AREA OF 46,374 SQFT.

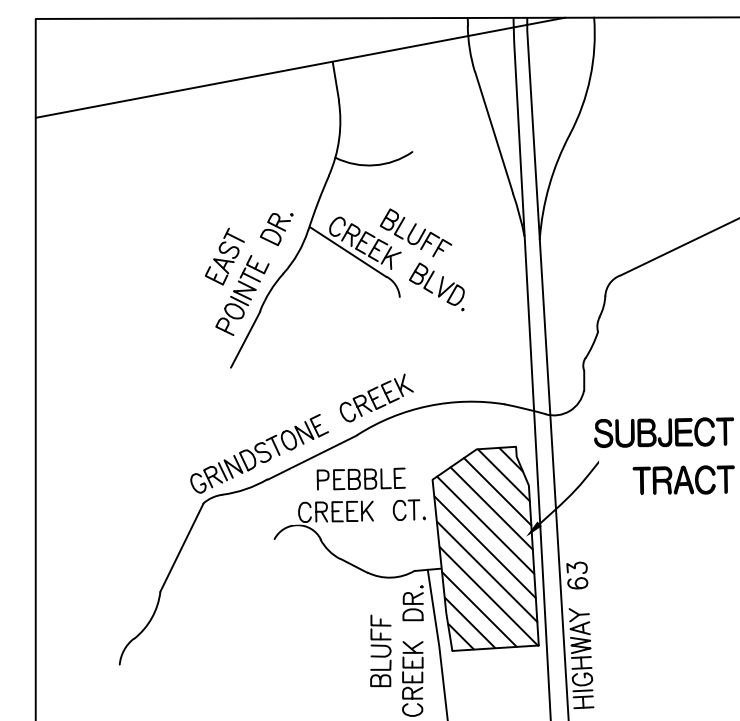
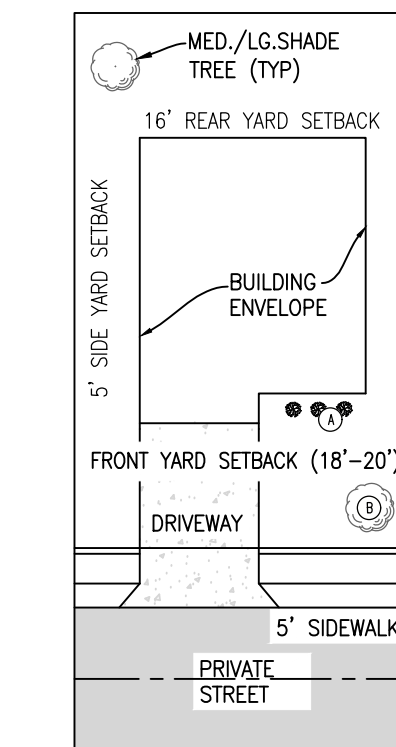
\* REFER TO NOTE AND SPECIES BELOW  
TREE & SHRUB SPECIES MAY BE CHOSEN FROM THE FOLLOWING LIST (ANY SPECIES OTHER THAN THE ONES LISTED BELOW SHALL BE APPROVED BY THE CITY ARBORIST):

**SHRUBS**  
BLACK CHOKEBERRY - ARONIA MELANOCARPA  
GOLDEN CURRANT - RIBES ODORATUM  
AMERICAN BEAUTY BERRY - CALLICARPA AMERICANA  
HAZELNUT - CORYLUS AMERICANA  
WILD HYDRANGEA - HYDRANGEA ARBORESCENS

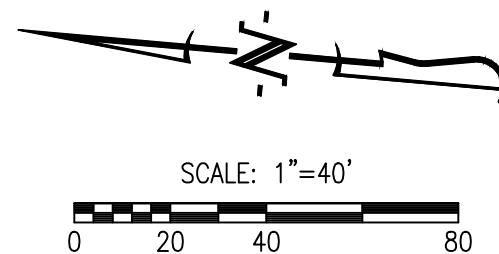
**TREES**  
TRIDENT MAPLE - ACER BUERGERIANUM  
PERSIAN PARROTTA - PARROTTA PERSICA  
BLACK TULEO - NYSSA SYLVATICA  
YELLOWWOOD - CLADRASTIS KENTUCKEA

- PROPOSED SHRUBS\*
- PROPOSED TREE\*

### TYPICAL PUD LANDSCAPING



LOCATION MAP  
NOT TO SCALE

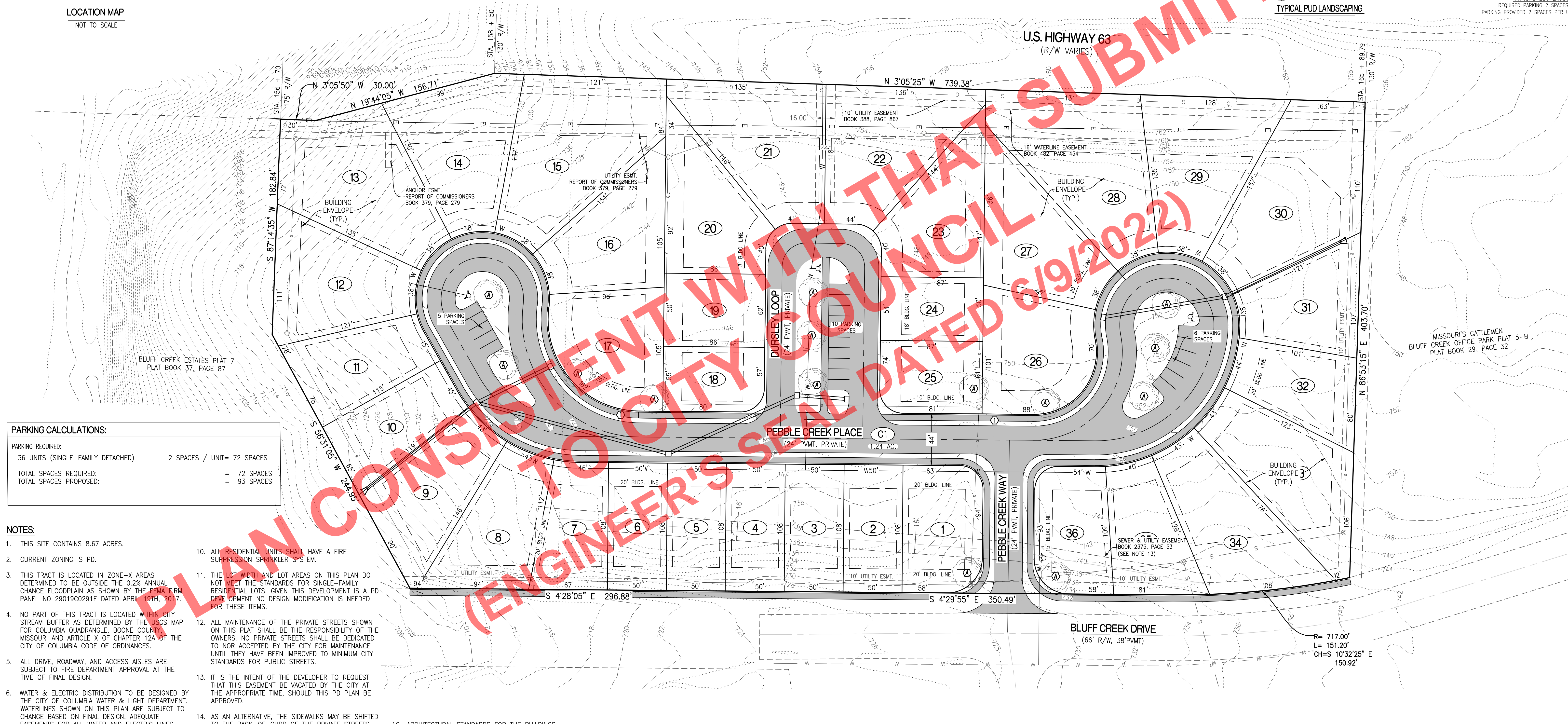


BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

OWNER/DEVELOPER:  
LYON CREST PROPERTIES, LLC  
2317 DEER CREEK COURT,  
COLUMBIA, MO 65201

### STORM WATER STATEMENT

A SITE PLAN FOR THIS TRACT HAS BEEN APPROVED SEPTEMBER 19, 2007 SHOWING 207,342 SQUARE FEET OF IMPERVIOUS AREA. PROPOSED IMPERVIOUS AREA UP TO THE PREVIOUSLY APPROVED AMOUNT IS SUBJECT TO STORM WATER REGULATIONS PER THE CITY ORDINANCE NO. 013019 AND THE STORM DRAINAGE DESIGN MANUAL DATED MARCH 1991. ADDITIONAL IMPERVIOUS AREA BEYOND THE PREVIOUSLY APPROVED AMOUNT IS SUBJECT TO ARTICLE V OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND SHALL BE CONSTRUCTED PER THE CITY OF COLUMBIA STORM WATER MANAGEMENT AND WATER QUALITY MANUAL.



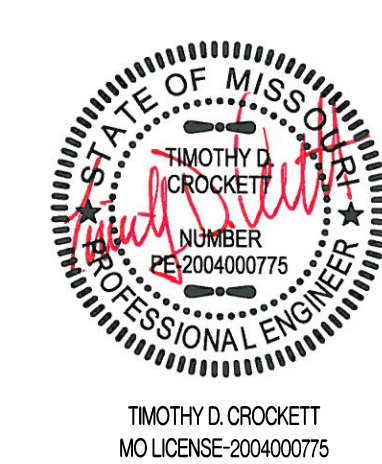
**PARKING CALCULATIONS:**

PARKING REQUIRED:	2 SPACES / UNIT = 72 SPACES
36 UNITS (SINGLE-FAMILY DETACHED)	
TOTAL SPACES REQUIRED:	= 72 SPACES
TOTAL SPACES PROPOSED:	= 93 SPACES

- NOTES:**
- THIS SITE CONTAINS 8.67 ACRES.
  - CURRENT ZONING IS PD.
  - THIS TRACT IS LOCATED IN ZONE-X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FEMA FIRM PANEL NO 29019C0291E DATED APRIL 19TH, 2017.
  - NO PART OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
  - ALL DRIVE, ROADWAY, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
  - WATER & ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT. WATERLINES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN. ADEQUATE EASEMENTS FOR ALL WATER AND ELECTRIC LINES SHALL BE DEDICATED AT THE TIME OF FINAL PLAT.
  - THE BUILDINGS SHOWN ON THIS PLAN MAY BE CONSTRUCTED IN SEPARATE PHASES AS LONG AS ADEQUATE PARKING AND OTHER SITE REQUIREMENTS ARE PROVIDED FOR THE BUILDING BEING CONSTRUCTED AT THAT TIME.
  - ALL STREETS PROPOSED WITHIN THIS DEVELOPMENT SHALL BE PRIVATE.
  - LOT C1 SHALL BE OWNED BY THE HOME OWNERS ASSOCIATION.
  - ALL RESIDENTIAL UNITS SHALL HAVE A FIRE SUPPRESSION SPRINKLER SYSTEM.
  - THE LOT WIDTH AND LOT AREAS ON THIS PLAN DO NOT MEET THE STANDARDS FOR SINGLE-FAMILY RESIDENTIAL LOTS. GIVEN THIS DEVELOPMENT IS A PD DEVELOPMENT NO DESIGN MODIFICATION IS NEEDED FOR THESE ITEMS.
  - ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR PUBLIC STREETS.
  - IT IS THE INTENT OF THE DEVELOPER TO REQUEST THAT THIS EASEMENT BE VACATED BY THE CITY AT THE APPROPRIATE TIME, SHOULD THIS PD PLAN BE APPROVED.
  - AS AN ALTERNATIVE, THE SIDEWALKS MAY BE SHIFTED TO THE BACK-OF-CURB OF THE PRIVATE STREETS. SHOULD THIS OPTION BE USED THE SIDEWALKS SHALL BE INCREASED TO SIX FEET IN WIDTH.
  - ARCHITECTURAL STANDARDS FOR THE BUILDINGS EXTERIOR MATERIALS, FENCING, SOLAR EQUIPMENT, AND LANDSCAPE DESIGN WILL RESEMBLE THAT OF THE ADJACENT NEIGHBORHOOD, BLUFF CREEK ESTATES. BUILDINGS ON LOTS ABUTTING BLUFF CREEK DRIVE SHALL ADHERE TO HIGHER STANDARDS REQUIRING THE EXTERIOR MATERIALS ON THE REAR TO REFLECT SIMILAR DETAILING AS THE FRONT OF THE STRUCTURE.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
SARA LOE, CHAIRPERSON

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
\_\_\_\_\_, MAYOR  
ATTEST:  
SHEELA AMIN, CITY CLERK



PD PLANNED DEVELOPMENT BLUFF CREEK ESTATES PLAT NO.8

A MAJOR SUBDIVISION  
SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 05-20-2022 SCALE: 1" = 40'

PROJECT: 210519 DRAWN BY: JWS

**CROCKETT**  
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www.crockettengineering.com