
Re: Bristol Ridge Plat 2

2 messages

Webb, Weldon D. <webbw@missouri.edu>

Thu, Sep 1, 2022 at 2:46 PM

To: "rusty.palmer@como.gov" <rusty.palmer@como.gov>

Cc: Ross Peterson <rosswrightappraisals@gmail.com>, "Hickman, Timothy L." <HickmanTL@missouri.edu>, Bristol Lake Villas HOA <bristolakevillashoa@gmail.com>, "ward6@como.gov" <ward6@como.gov>, Henry & Catherine Next Door <kwachholz17@gmail.com>

Mr. Palmer

Please the email communication below, hopefully you can include these concerns in the comment section for the P&Z meeting Tuesday September 8, 2022.

Thanks

Weldon D Webb
4814 Carlisle Court
573/268-7309

Sent from my iPhone

On Sep 1, 2022, at 2:27 PM, Webb, Weldon D. <webbw@missouri.edu> wrote:

Betsy Peters
Sixth Ward Counsel Member

I agree with Ross & Tim in their concern with the extension of Bristol Lake Parkway. The only item I would add is it loss is to use residential street lights in place of the large street lights used on the South end of Bristol Lake Parkway.

On a personal note I concerned about the disturbing the wild bird habitat & the pollinator garden.

Thank you for your consideration of the project & how it impacts the neighborhood, hopefully the P&Z and the developer will see the need to screen the current homes that will back on Bristol Lake Parkway.

Weldon Webb
4814 Carlisle Court
573/268-7309

On Aug 31, 2022, at 10:36 AM, Hickman, Timothy L. <HickmanTL@missouri.edu> wrote:

Ms. Peters,

We certainly agree with the statements below and would like to see screening for the road extension as identified. With a single entry into the proposed development, the traffic will be rather significant, particularly during construction over the next several years. This, along with the fact that the current wooded area backing up to our property will be significantly disturbed, the screening would be very appropriate and needed. We will be out of town and unable to attend the scheduled hearing on September 8.

Tim and Karen Hickman

4810 Carlisle Ct

From: Ross Peterson <rosswrightappraisals@gmail.com>

Sent: Wednesday, August 31, 2022 9:01 AM

To: ward6@como.gov

Cc: Bristol Lake Villas HOA <bristollakevillashoa@gmail.com>; Webb, Weldon D. <webbw@missouri.edu>; Hickman, Timothy L. <HickmanTL@missouri.edu>

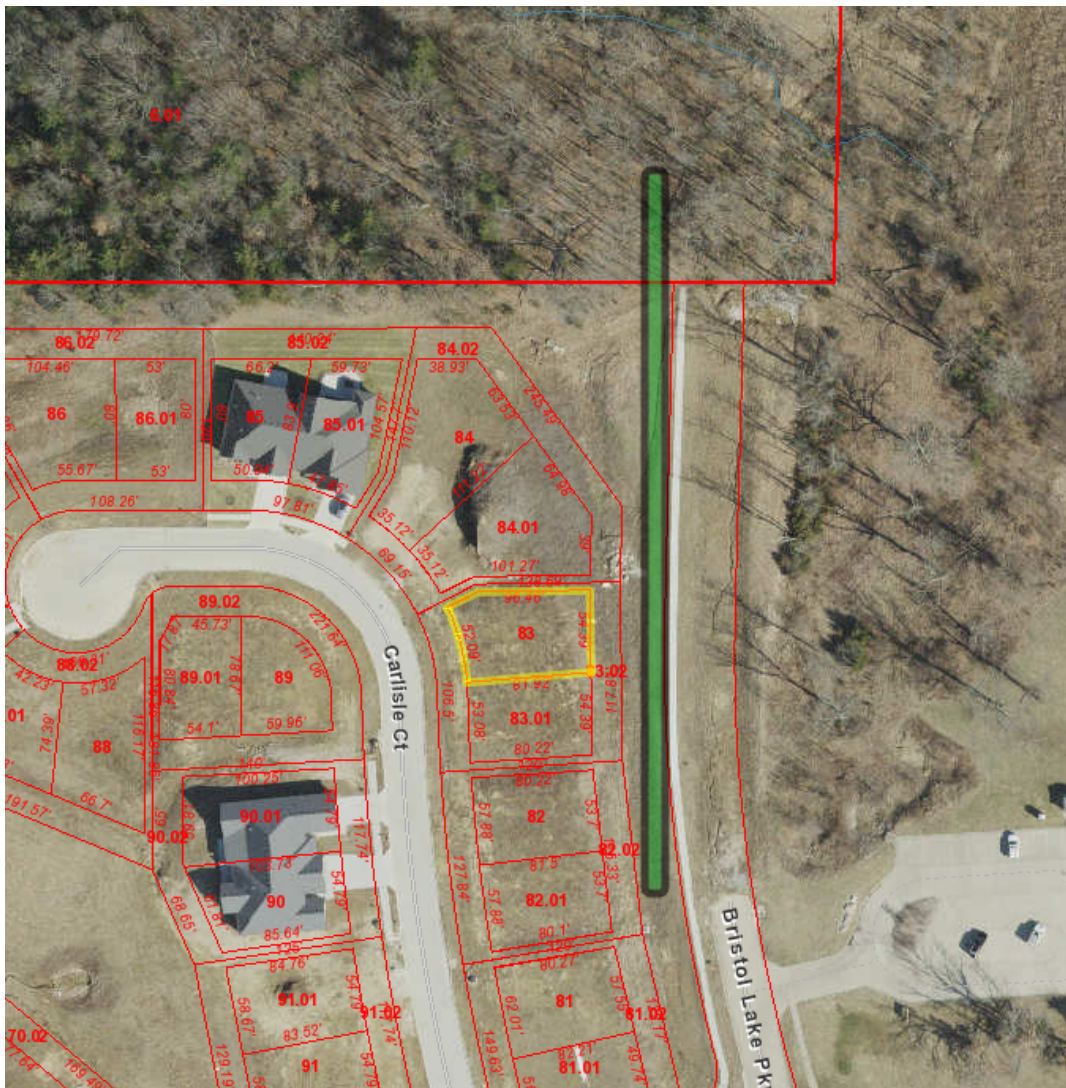
Subject: Bristol Ridge Plat 2

WARNING: This message has originated from an External Source. This may be a phishing expedition that can result in unauthorized access to our IT System. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Betsy Peters,

This email pertains to Fred Overton's proposed development known as Bristol Ridge Plat 2. We received notice from the City regarding a meeting planned for Sept 8th on the matter. To represent the homeowners impacted by this proposed development, the president of our Bristol Lake Villas Homeowners Association will be in attendance at the Sept 8th city meeting.

We live at 4808 Carlisle Ct, adjacent to the proposed development. We have reached out to Rusty Palmer with the City and Andy Greene with Crockett Engineering (engineer for the proposed development). Also, we have discussed the matter with our neighbors and our HOA. The general consensus among the neighbors and HOA is that we support the proposed development so long as the plan is approved with the condition that the street (extension of Bristol Lake Parkway) be screened from our view. The approximate area we wish to be screened is shown below (green line).



While it is difficult to see from the aerial, our backyards are currently a sanctuary of quiet and natural beauty. Without some screening, the road extension (along with the city street lights) will have a significant impact upon our privacy, enjoyment and home values.

As we see it, there are three options for the screening.... a berm, a fence or trees. The engineer stated that a berm is not possible due to the utility easements in the area. We believe a combination of a privacy fence and trees (Green Giants) would be the best option to reduce our loss.

As shown above, the area in question lies (mostly) in the common area of our Bristol Lakes Villas community and is outside of the Fred Overton property. We understand that the developer is not required by code to screen a public street from adjacent homes. However, it is also our understanding that the Planning Commission and City Council have the authority to place such conditions on plats. Based off roughly scaled measurements from the Boone County GIS, the area to be screened is approximately 450 feet long. Spacing the Green Giant trees ten-feet apart, and using a double row (alternating), would require approximately 90 trees.

Our written request to Andy Greene for assurances that screening will be incorporated in their development plan was not responded to. We ask for your help in this matter.

Thank you very much for your consideration.

Ross and Crystal Peterson

Ps - To keep the lines of communication open, I am copying our HOA and our neighbors on this email.



image001.png
231K

Rusty Palmer <Rusty.Palmer@como.gov>

Thu, Sep 1, 2022 at 3:32 PM

To: "Webb, Weldon D." <webbw@missouri.edu>

Cc: Ross Peterson <rosswrightappraisals@gmail.com>, "Hickman, Timothy L." <HickmanTL@missouri.edu>, Bristol Lake Villas HOA <bristolakevillashoa@gmail.com>, "ward6@como.gov" <ward6@como.gov>, Henry & Catherine Next Door <kwachholz17@gmail.com>

Mr. Webb,

Thank you for your comments, as well as those forwarded from others. I'll add them to the case file for the Planning Commission and Council to consider.

I would like to inform you, though, that the cases pertaining to this property (245-2022 and 246-2022) are planned to be tabled from the Planning Commission agenda for next week. There are some additional considerations as it pertains to a second point of vehicular access that must be addressed before the cases can move forward. The code limits developments to 30 lots if accessed by only one means of ingress/egress. A secondary connection is planned from the northeast corner of the subject tract, through the park property to connect to Phillips Farm Parkway near the fieldhouse. Parks & Rec is expected to share the responsibility for constructing that roadway connection, but an agreement must be drafted detailing that arrangement.

We've asked Crockett Engineering to prepare a tabling letter requesting 30 days to complete the development agreement with City Staff. The case will be on the agenda, and the Commission must vote to table the items, but Staff will not prepare a report for the Commission. Public comments are typically accepted on the tabling request for those in attendance. The case would then be heard on 10/6.

Have a great evening.

Rusty

[Quoted text hidden]

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RUSSELL 'RUSTY' PALMER

Planner | Community Development

Liaison | Historic Preservation Commission

City of Columbia

701 E. Broadway

P.O. Box 6015
Columbia, Missouri 65205-6015
[\(573\) 874-7394](tel:(573)874-7394)
Rusty.Palmer@CoMo.gov