

Sanjeev & Shelley Ravipudi
Lyon Crest Properties, LLC
2317 Deer Creek Ct.
Columbia, MO 65201
March 11, 2016

Cotswold Villas at Bluff Creek

Re: City of Columbia Planning & Zoning Meeting March 24th, 2016

Dear Neighbors of Bluff Creek Estates,

The city classifies revisions as either "Minor" or "Major". The difference is whether the revision can be approved by staff or whether it needs a public hearing and approval by council. Our proposed revisions are for an improved neighborhood layout and for *detached* single family homes, this is considered a Major Revision. Most revision requests are now considered Major.

The proximity of our own home to the site of the proposed development motivates our goals to develop a more elegant neighborhood conducive with the existing one. Below is an outline of the proposed changes as well as a history of the previous plans approved by City Council dating back to 2007. Also attached are the plans submitted to Planning & Zoning for review March 24th.

For any questions or concerns, please do not hesitate to contact us.

Kindest Regards,

Sanjeev and Shelley Ravipudi

Lyon Crest Properties, LLC
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Current Proposal Overview

- The total number of units is being reduced from 44 to 39.
 - Prior plans approved 44 single family attached (22 buildings).
 - Proposed revision is for 39 single family detached homes.
- The larger street frontage for each unit will allow for more attractive street appearance.
- Single family detached units are more marketable to 50+ Active Adults and Millennials (young professionals).
- More usable green space and walkable neighborhood design.
- Two car garages with driveways to provide ample parking for the homes.
- The total footprint can be as large as 2600 square feet. With options for multiple levels, these could be rather large homes if desired by the client.
- Proposed price range \$275-400k.
 - Promoting home ownership and a product NOT feasible for converting into rentals or student housing.

Activity Update since September 2014 City Council PUD approval

- September 2014 – June 2015 Redesign time period
Consulted Architects and Designers from Dallas/Fort Worth who proposed revisions to previously approved plans.
- June 2015 redesign proposal presented to Columbia Planning Department.
- June 2015 to September 2015 City Review Process
- Fall 2015 Project tabled due to other owner commitments
- March 24, 2016 Planning & Zoning meeting to review “major revisions”
- Building and development proposed for 2017-2022.

History of the Property

- August 2007 retirement home plans proposed by previous owners and approved.
 - Zoning O - 1
 - 4 separate 2 story buildings totaling over 88,000 square feet of living space.
 - 460 parking spaces.

- February 2014 rental villa plans proposed by previous owners and approved.
 - Zoning O - 1
 - 22 single family attached buildings.
 - 44 total town homes.
 - Intended as rental units.

- March - June 2014 concerned neighbors, Sanjeev & Shelley Ravipudi, engaged in discussions with previous owners resulting in a buyout of the property with intent of constructing owner occupied units compatible with existing neighborhood.

- September 2014 Ravipudi's owner occupied villa plans proposed and approved by City Council.
 - Zoning downgraded to PUD to steer away from rental units and promote home ownership
 - 22 single family attached buildings.
 - 44 total town home units for purchase