



Ross Halligan <ross.halligan@como.gov>

Case 48-2025

Carla Mitchell <carlajoyx1@gmail.com>

Wed, Jan 8, 2025 at 12:55 PM

To: Ross.halligan@como.gov

Ross Halligan,

I own and reside in the property @[4906 Carlisle Ct. 65201](#) in the Bristol Lake Villas which is adjacent to the proposed zoning change of 6+acres.

I am opposed to this for the following reasons.

This parcel is bordered by Parks and Rec Perry Phillips Lake one side and Gans Recreation Area on another side. Both have many activities and visitors each year. In fact, the cross country track is revered nationally. According to the plan, 15 small, cramped backyards would be what our guests would see across the street from Gans. The current 6 acre green space fits well aesthetically with both park areas. This is hugh to our city's economy and attractiveness to our own and others.

40 homes on 6+ acres is cramming to say the least. The size and spacing of the lots is not not appropriate fit with the homes or villas of Bristol Lake. The term "cottages" was used. What is the definition of a cottage? What is the size? What is the demographic being attracted?

When I Googled Beacon Street Properties, the first item mentioned is rental properties. Are these cottages being built as rental properties? If so, that immediately drops property value of the homes and villas of Bristol Lake.

Current property owners invested and built in Bristol Lake based on the current zoning. I believe the City of Columbia should protect their residents and not allow another entity to change zoning solely to make money...at current owners' expense. I believe the community of Columbia values and wants to preserve green space whenever possible.

Thank you for your careful consideration of this matter!

Carla Mitchell, Owner

[4906 Carlisle Ct](#)
[Columbia 65201](#)



Ross Halligan <ross.halligan@como.gov>

Public Hearing January 9th

1 message

ejwienke <ejwienke@gmail.com>
To: ross.halligan@como.gov

Tue, Jan 7, 2025 at 3:04 PM

Hello, Ross,

Thank you for returning my call yesterday regarding the upcoming Public Hearing about the cottages proposal near my house. I live on Bradington Drive and have some concerns, as does my husband, Michael.

One of our concerns is the proposed density. We feel there are too many cottages proposed on that small space. With at least two parking spaces per unit the plan brings significantly more traffic entering and exiting off Gans Road, which at times is quite busy due to the nearby Tolton High School traffic and traffic going to and from the Gans Creek Recreation area directly across the road.

Also, because of the density, the amount of impervious surfaces will contribute to more runoff. If I read the report you generated correctly, the overall Bristol Lake Development is already over the impervious surface limitations, so how could adding 40 more detached structures with their accompanying impervious surfaces be a good thing?

This particular plan also raises concerns about the affect on the character and home values of our neighborhood. We currently have three separate HOA communities in our development, all of which have similar construction standards and restrictive covenants. If the cottages do not have similar design, landscape and covenants they will have a negative impact.

Another concern is the fact that if the cottages are designed as two story buildings, in all likelihood children will be living in them. Children need outdoor space to play. There would be safety concerns with increased pedestrian traffic crossing Gans Road to get to the recreation area.

It is our opinion that such a high density proposal is not a good fit for our existing development.

As we are unable to attend the hearing in person, I am submitting this email to be entered into the record for consideration.

Thank you,

Emily and Michael Wienke

Sent from my Galaxy



Ross Halligan <ross.halligan@como.gov>

Rezoning on Gans

2 messages

Freda Smith <fetsmith@gmail.com>

Mon, Jan 6, 2025 at 2:42 PM

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

Good afternoon,

I live on Bradington Drive, off of Gans road. The rezoning for 40 cottages at the entry to our subdivision is a terrible idea.

The water run off from all those driveways, foundations and sidewalks will have a negative impact on Gans Creek and also the Perry Philips lake and our two small subdivision retention ponds

It will lower our investment of our homes. This is a neighborhood for homes, not small cottages. There would be to many people and traffic.

To much traffic when Tolton High School is in session. Morning and afternoon traffic from school needs to be considered. With more homes at that site, which sits right at a hill in the road, it would be dangerous for the students coming and going.

Thank you
Freda Smith
4908 Bradington Drive

Ross Halligan <ross.halligan@como.gov>

Mon, Jan 6, 2025 at 3:04 PM

To: Freda Smith <fetsmith@gmail.com>

Received. Thank you.

[Quoted text hidden]



Ross Halligan <ross.halligan@como.gov>

Bristol Lake Cottage

Donnita Woodward <soonergal@live.com>
To: "ross.halligan@como.gov" <ross.halligan@como.gov>

Wed, Jan 8, 2025 at 9:00 AM

Dear Mr. Ross,

I find this project extremely disappointing. First of all this neighborhood is a wonderful quiet neighborhood. For the most part! But as usual the planning committee isn't taking that in consideration. We have agreed to the growth in most part with Discovery Park new hotels, restaurants, and additional high end apartments that have been built and continued being constructed. But enough is enough!

The Bristol Lake, Bristol Lake Villas and Bristol Ridge one and two housing additions have brought on more traffic. We agreement on the Bristol Lake Pavilion and still isn't completed. Plus the new MU track and field pavilion. With this growth there is issues! For all that has been developed the area has little parking for the size of events. They end up parking on fields and in our neighborhood. The safety of this neighborhood is also compromised by the fact our roads aren't wide enough for buses and trucks to park on both sides and the they did not plan for parking for busses and passengers to be unloaded and bus parking. So emergency vehicles or postal trucks could hardly get mail& packages delivered. People's safety is also compromised because the lack of sidewalks. Plus traffic at the time of the events comes to a standstill because of the lack of safety measures in place for people crossing and no signal or crosswalks at the intersection.

This development will be an over crowded project in the proposed site plotted area with the potential problem adding more traffic congestion and noise to the area. Over crowded complex that has no designated guest parking or green space for the property home owners and their guests to park cars on. This will add to people parking along our neighborhood most likely adding to destroying the area with congestion. The area also has trash left behind by these events which end up along our streets and neighborhoods.

These new homes -cottages likely will be effecting the property values to our homes. We don't want to be looking and managing our lives around this proposed site. 40 homes in this plot is too many. Two roads for the proposed site makes this an additional eyesore. Destroying the beauty of our housing entrance. The eyesore of seeing the backsides of row homes and all their possessions exposed with the lack of a buffer is just like living on Old Nifong area by Bearfield. Just drive down old Nifong! A big No Thank you! We moved here to be away from apartments and congested streets. We moved in Bristol Lake for the park like setting in this area. Please take that into consideration.

We have enough going on around us. Please rethink this project. We don't want to be surrounded by row homes. This plot could be a hazard to the conservation area that surrounds us.
Preserve our environment and our neighborhood please!

Respectfully,
Jon & Donnita Woodward
2707 Bristol lake Drive
Columbia, Mo. 65201
Sent from my iPhone



Ross Halligan <ross.halligan@como.gov>

Case # 48-2025

Ross Peterson <rosswrightappraisals@gmail.com>
To: Ross.halligan@como.gov

Thu, Jan 9, 2025 at 12:52 PM

Ross,

Regarding the proposed "Cottages at Bristol Lake", my concern is parking. If the cottages are say 3-stories tall and have say 3 or 4 bedrooms, then there will likely be 3 or 4 vehicles per cottage. Each cottage will have on-site parking for only two vehicles. The streets will be full of cars and unsightly. Perhaps the story-height can be limited to two and/or the number bedrooms limited to two. That should limit the number of vehicles. And maybe the street parking should be restricted to one side of the street.

The only other concern is their request to reduce the side yard setback to 5 feet. This will result in homes that are ten feet apart. Such narrow areas can make the development look unsightly and inconsistent with other neighborhoods.

Curious if the developer plans on keeping the cottages as rentals or selling them off individually to homeowners. Home ownership would be preferred. Perhaps a restriction that any leases must be a min. of one year (eliminate VRBO's).

To maintain consistency with the look of the adjoining development (Bristol Lake Villas), it would be preferred that fences and outbuildings (sheds) not be allowed.

Thanks you

Ross Peterson
4808 Carlisle Ct