



Kirtis Orendorff <kirtis.orendorff@como.gov>

Letter for 1516 Wilson Ave - Case # 196-2025

Elizabeth Ball <elizabethqball@gmail.com>

Mon, May 12, 2025 at 10:51 AM

To: kirtis.orendorff@como.gov

Dear Mr. Orendorff,

On behalf of Three-P Properties, I am writing to express our support for AG Jones Properties' application for a short-term rental (STR) permit at 1516 Wilson Avenue. Our company owns the neighboring homes at 1504 and 1506 Wilson Avenue, located just two and three houses away from the subject property.

We believe well-managed STRs provide a meaningful service to the Columbia community. This property's location in the East Campus neighborhood—just blocks from both the University of Missouri and Boone Hospital—makes it particularly valuable for visiting MU student families, faculty, hospital patients, and traveling professionals. These guests often seek short-term, flexible accommodations in residential areas that offer both comfort and proximity to campus and care facilities.

AG Jones Properties has owned 1516 Wilson Avenue since 2022. In that time, the home has been consistently well maintained, and we have observed no disturbances or issues stemming from its use. From our perspective as close neighbors, the property blends well with the character of the street and surrounding homes.

Short-term rentals, when operated responsibly, can offer a positive impact by supporting the local economy and offering lodging options for those with unique travel needs. Based on our experience and proximity, we are confident AG Jones Properties will continue to manage this home with care and professionalism.

We respectfully encourage your support of their application.

Sincerely,

Elizabeth Ball
Three-P Properties, LLC
Office Manager



Kirtis Orendorff <kirtis.orendorff@como.gov>

Zoning and Planning

1 message

Anna Brokaw <anna.brokaw413@gmail.com>
To: Kirtis.Orendorff@como.gov

Thu, May 29, 2025 at 10:04 PM

To Whom It May Concern, I live at 1504 Wilson Avenue, a couple doors down from 1516, and I wanted to say I really support their request to become a short-term rental. I go to Mizzou, and like a lot of students, I have family that visits a few times a year. Our house just doesn't have the space to host them, and I know a lot of other students on our block are in the same boat. Short-term rentals in this neighborhood give our parents and families a place to stay that's actually close to us. Plus, they're great for sharing—our families can stay together instead of booking multiple hotel rooms far away. It makes things so much easier, especially during busy weekends when hotels are full or super expensive. 1516 Wilson has always looked good from the outside, and we've never had any issues with noise or parking from that house. I hope you'll approve their application—it would definitely be a helpful resource for our families. Best,

Anna Brokaw

Resident at 1504 Wilson



Kirtis Orendorff <kirtis.orendorff@como.gov>

Planning and Zoning

1 message

Myrick, Averì (MU-Student) <armn2g@missouri.edu>
To: "Kirtis.Orendorff@como.gov" <Kirtis.Orendorff@como.gov>

Thu, May 29, 2025 at 9:59 PM

Dear City of Columbia Planning & Zoning Commission,

As a current tenant at 1504 Wilson Avenue and a student at the University of Missouri, I'd like to share my support for the short-term rental permit request at 1516 Wilson Avenue. Living in East Campus, we're close to both campus and Boone Hospital, which makes it a great location for students and families alike. My roommates and I don't have extra space in our home to host parents or family when they visit, so having short-term rentals in the neighborhood has made a huge difference. Our parents have used STRs nearby when visiting for football games, move-in weekends, or even just quick check-ins. It's so helpful to have them stay within walking distance. Also, a lot of students involved in Greek life—like myself—have visiting friends and family during big campus events. STRs give our families space to stay together instead of having to book multiple hotel rooms farther away. I hope you'll support the application for 1516 Wilson. It's been a well-kept home, and from what we've seen, there haven't been any issues with noise or disruption.

Sincerely,
Averi Myrick
Tenant at 1504 Wilson Ave



Kirtis Orendorff <kirtis.orendorff@como.gov>

Planning and Zoning

1 message

Chloe Mill <chloemill1313@gmail.com>
To: Kirtis.Orendorff@como.gov

Thu, May 29, 2025 at 10:04 PM

Planning & Zoning Commission,

I'm a University of Missouri student currently living at 1504 Wilson Avenue, just a few doors down from 1516 Wilson. I want to share my support for AG Jones Properties' short-term rental application.

As a student involved in Greek life, I've seen how many families travel to Columbia throughout the year—whether it's for recruitment, events, or big weekends. Short-term rentals in East Campus make it possible for them to stay close to where we live, which is incredibly convenient. Hotels are often too far, too expensive, or just not big enough to host an entire family.

Most student houses like ours don't have room to offer a guest bedroom, so having STR options close by makes a big difference. I know my own family has stayed in a nearby STR and appreciated being just a short walk away. The house at 1516 Wilson has been kept in great condition, and in the time I've lived here, it hasn't caused any problems or disruptions in the area. I believe it would continue to be a benefit to both students and the community.

Sincerely, Chloe Mill
Tenant at 1504 Wilson Avenue