

April 27, 2025

Ross Halligan, Planner
Community Development Department

Re: CASE # 121-2025

Dear Mr. Halligan,

I am a homeowner at 2305 Cherry Ridge Court. I am opposed to the proposed project in reference to this case number due to the stated intention of it serving as a short-term rental on our quiet street.

Thank you in advance for taking this into consideration. Please confirm your receipt of this correspondence.

Sincerely,
Ann C. Stafford
573-673-2301

Delivered electronically to ross.halligan@como.gov



Ross Halligan <ross.halligan@como.gov>

Case#121-2025 - OPPOSED

Michael Shearin <mikecons1@yahoo.com>
To: "ross.halligan@como.gov" <ross.halligan@como.gov>
Cc: "mikecons1@yahoo.com" <mikecons1@yahoo.com>

Wed, Apr 30, 2025 at 1:15 PM

Mr. Halligan,
My name is Connie Shearin. I own and live at [2318 Cherry Ridge Court](#) for the past 31 years. (May 1994).

I oppose Mr. Stevenson's request. I have heard it would be used for his family who would be traveling to Columbia. I also heard it was to be a short-term rental.

This is a nice neighborhood, and I do not want my property to be devalued. It is zoned R1.

Sincerely,
Connie Shearin
573-999-9725
Could you please let me know you received my letter.

April 27, 2025

Ross Halligan, Planner
Community Development Department

Re: CASE # 121-2025

Dear Mr. Halligan,

I am a homeowner at 2305 Cherry Ridge Court. I am opposed to the proposed project in reference to this case number due to the stated intention of it serving as a short-term rental on our quiet street.

Thank you in advance for taking this into consideration. Please confirm your receipt of this correspondence.

Sincerely,
Larry D. Stafford
573-424-2726

Delivered electronically to ross.halligan@como.gov



Ross Halligan <ross.halligan@como.gov>

Case #121-2025 - Opposed

Ian Buchanan <ian.richard.buchanan@gmail.com>

Wed, Apr 23, 2025 at 12:37 PM

To: ross.halligan@como.gov

Cc: Melissa Buchanan <mdb39810@gmail.com>

Hello Ross,

I am a homeowner at [2314 Cherry Ridge Court](#). I am opposed to the proposed project in reference to this case number due to the stated intention of it serving as a short-term rental on our quiet street.

Thank you in advance for taking this into consideration.

Sincerely,
Ian Buchanan
573.424.6841



Ross Halligan <ross.halligan@como.gov>

conditional use permit case #121-2025

Joseph Montgomery <joemonty4@gmail.com>
To: ross.halligan@como.gov
Cc: Jessica Montgomery <jjsmitty05@gmail.com>

Fri, Apr 25, 2025 at 8:21 AM

Mr. Halligan,

I hope this e-mail is sufficient to formally document our concerns and opposition to Case #121-2025. We would like for our opposition to remain anonymous, if possible.

Our concerns are as follows:

1. This Accessory Dwelling Unit (ADU) does not comply with the codes and covenants adopted by the Winfield Meadows subdivision.
2. The current intended use of this ADU is as a short term rental apartment, which is not the intent of R1 zoning.
3. The long term use for this structure by subsequent property owners is unclear, and there are numerous undesirable potential uses.

thank you,

Joseph and Jessica Montgomery
2313 Cherry Ridge Ct.
Columbia, MO 65203



Ross Halligan <ross.halligan@como.gov>

Case #121-2025 - OPPOSED

Kate <kate@katearnoldcompany.com>
To: "ross.halligan@como.gov" <ross.halligan@como.gov>

Thu, Apr 24, 2025 at 7:50 PM

Mr. Halligan,

My name is Kate Arnold. I own and reside in my home at 2316 Cherry Ridge Court.

Please confirm for the record (via return email) that I strongly **oppose** the Stevenson detached dwelling unit request currently under review with Columbia City Council.

There are several warning signs already in motion and of great concern. Mr. Stevenson has voiced his plans to build a detached dwelling. As of this writing, he has told 3 separate neighbors 3 different stories ranging from an "Airbnb/short term rental"; a "spare room for family" and the latest, a "padded storage building". His son Ben also mentioned that his dad was "building a hotel in the backyard" when asked what was being planned.

At present, it appears Mr. Stevenson already has contractors coming over to lay out the groundwork for his planned structure. I'm not sure he understands the process.

I want to express the following for the record:

1. This is a small cul-de-sac neighborhood. This street is a very safe, low-traffic area and it needs to remain that way! Increased traffic on all levels is not desirable.
2. I have lived here since 1993. I have invested a lot of money in my home and want my property to remain valuable given it is my largest asset. Frankly, all residents on this street should be alarmed that their properties will be devalued because one neighbor is wanting to supplement their income while diminishing other property owners' values! As I recall, when my house was built, the covenant was clear that a "detached dwelling" of any sort was restricted and not allowed.
3. There is already a parking issue. Again, to restate, this is a small cul-de-sac with limited street parking.
4. We are a zoned R1 area, **SINGLE FAMILY DWELLING** and it needs to remain as such. I request there be a review of the original covenant that does not and will not allow this type of structure to be built.

Again, I request a return email stating that I strongly oppose **#121-2025** Stevenson request. Please feel free to call 573.881.7400 should you have further questions.

Thank you.
Kate Arnold

kate arnold

573.881.7400



You depend on
your customers to shop local,
your rep depends on their retailers
to order local.

Thank you for
ordering with your
LOCAL SALES REP.

 @repsarelocaltoo



Ross Halligan <ross.halligan@como.gov>

Case #121-2025 - Opposed

Melissa Buchanan <mdb39810@gmail.com>

Wed, Apr 23, 2025 at 9:57 AM

To: ross.halligan@como.gov

Cc: Ian Buchanan <ian.richard.buchanan@gmail.com>

Dear Ross,

My name is Melissa Buchanan. I own and live at 2314 Cherry Ridge Court.

I am writing to voice my opposition to Mr. Stevenson's request to build a detached dwelling unit in his backyard. Every neighbor and property owner (at least 5 properties comprising 8 owners) we've spoken to opposes Mr. Stevenson's request.

To be clear, Mr. Stevenson plans to build this detached dwelling unit to operate a short term rental (or as his tween son calls it "the soundproof hotel my dad wants to build in the backyard.") Mr. Stevenson confirmed that purpose when my husband, Ian, asked him directly.

For context, Cherry Ridge Court is a quiet cul-de-sac in the middle of an established, R1 zoned development. There are eleven properties on the street. The homes value between \$400,000 to \$500,000+. The negative impact that a short term rental in someone's backyard would have on the quiet enjoyment of all the other property owners on the cul-de-sac would be immense.

First, a cul-de-sac is specifically designed to be a low traffic street. The express purpose of the design is to limit the amount of pass through traffic. Generally, only property owners and/or visitors of those owners are using the street with any regularity. The increase in car and foot traffic alone would be immediate, obvious, and wholly intrusive.

Second, there is nowhere to park at the end of the cul-de-sac that could possibly accommodate the frequent visitors that would come with a short term rental. Because of the design of the rounded street and placement of mailboxes and hydrant, there is only one street side parking spot in front of each home at the end of the cul-de-sac. Mr. Stevenson's home is at the end of the cul-de-sac. The only place that cars could park would be in front of other people's homes; parking spots intended for guests of those homes, not hotel patrons.

Third, there are numerous children on the street, including my own seven and three year old daughters. The danger that that level of increased traffic would pose to the children is absolutely unacceptable. Further, what kind of people would a sound proof building for rent in someone's backyard draw to our street? It's absolutely absurd to suggest that a sound proof building for rent in someone's backyard is a reasonable idea.

Fourth, our neighborhood is zoned R1 for a reason, i.e. single family dwellings. It's hard to justify how the detached dwelling unit that Mr. Stevenson wants to build in his backyard for the express purpose of making money to the detriment of all his neighbors is anything other than a commercial enterprise.

Fifth, short term rentals in R1 zoned areas are restricted by the 2024 ordinance to lower levels than other mixed use zoned areas. However, I've reviewed the meeting minutes for this body, and it seems to be a common occurrence for a short term rental operator to ask for and be granted a conditional use permit for greatly increased rental volume. Suddenly, a short term rental property goes from 30 uses to 212 uses in a year. I've reviewed the minutes for several meetings that contain various instances of opposition from neighboring property owners, and yet a rental operator's request for a conditional use permit gets granted anyway. I'm very concerned that that is what would occur on our street should Mr. Stevenson be permitted to build this detached dwelling unit.

Sixth, the proposed detached dwelling unit would violate the Restrictive Covenants, Conditions, Agreements and Restrictions devised at the time the subdivision was developed, which records are maintained with the Recorder of Deeds. The covenants convey with the land and detail the manner in which building on a property can be undertaken.

Seventh, the damage that this project would have to all of the other property owners' investments cannot be understated. I can tell you right now, I would never buy a home if one of the neighboring properties was operating a short term rental out of the backyard. Given current economic conditions, exorbitant home prices, and high interest rates, it is completely unreasonable to suggest that the rest of the property owners on the cul-de-sac can "just move" if we don't like Mr. Stevenson's backyard hotel. We love our homes, and we love knowing everyone on the street. That's what makes a tight

knit community. And that's why we're unequivocally opposed to this request.

I would not object if Mr. Stevenson wanted to add an attached addition onto his home to improve the value of the property, but that is not what is going on here. This is about destroying the feel and quiet enjoyment of everyone else's property for money.

My husband and I will be present at the hearing on May 8th to speak up for ourselves and the other concerned neighbors on Cherry Ridge Court.

Please let me know if I can provide additional information.

Many thanks,

Melissa Buchanan
Mobile: 660.864.3690
mdb39810@gmail.com

Sent from my iPhone