

# 4105 GLENVIEW CT – SPRINGDALE ESTATES – COLUMBIA MO

## AIR BNB – SPECIAL PERMIT REQUEST

### SECURITY & SAFETY

The Air BNB model is a hotel alternative that potentially creates safety risks to a residential subdivision. Large quantities of unvetted people coming and going to a home is a potential hazard for the residents of Springdale Estates. We have many young families, dog walkers, and retirees who work hard to keep our neighborhood nice. Renting an Air BNB is not the same as the standard leasing agreement used for renting out your home, which in most cases are vetted with a credit and criminal background check.

### TRAFFIC

Springdale Estates is a no outlet subdivision. There are only two ways in and out. Currently we experience daily traffic hazards near the intersection of Glenview Ct and Springdale Dr. Springdale Estates is not designed to allot for adding extra people driving/parking that an Air BNB platform would generate. In addition to multiple cars from guests, there are Uber & Lyft drivers to consider for additional congestion in this already problem area. A map is provided for your reference.

### COMMON AIR BNB COMPLAINTS

- Excessive noise levels leading to disruption of peace and quiet of the community with large gatherings, parties, and loud music.
- Illegal parking.
- Trash/litter.

There is no skin in the game for Air BNB guests. Regardless of what contract or rules you create, payments or deposit required, etc.... we live in Springdale Estates year-round and must deal with the chaos the Air BNB will likely create. Also note that Columbia currently has a severely understaffed police department with limited resources to even respond to incidents this will likely create.

I discovered multiple platforms that the property owner is actively engaging in booking the property located at 4105 Glenview Ct without a permit to operate such a business. I have no confidence that if a permit were to be approved that this property owner would be responsive to complaints or address important concerns as they will not be residing in the neighborhood. Rental booking platforms provided for your reference.

It is irresponsible for the City of Columbia to approve this permit and a huge liability for residents who have invested in their properties. Springdale Estates is not close to MU or downtown and not located in a vacation destination city. I strongly oppose the allowance of a permit for this platform in Springdale Estates.



Thornberry Dr is built on a massive curvy hill with residents parking on both sides of the street. Only one car can fit through in some spots. Many residents use Springdale Dr instead. Traffic hazzard to use during winter due to steep incline.

4 way stop at Oakland & Smiley Lane Entrance/Exit to Springdale Estates.

Thornberry Dr Entrance/Exit to Springdale Estates.

Springdale Estates is a no outlet subdivision and no other way in/out other than here.

Homes here park cars on the street daily. This stretch is uphill with a steep incline and no abiltiy to see on coming traffic. Dangerous blind spot to for current residents to oncoming traffic.

4105 Glenview Ct

Glenview Court is a small culdesac and does not accomodate large amounts of extra cars. No room for extra cars on Springdale Dr.

Columbia ×
 Check-in Date — Check-out Date
 
 2 adults · 0 children · 1 room ▾
Search

Home > Hotels > All vacation homes > United States of America > Missouri > Columbia > Smart Entire Loft, 3 br, 2 bath with 3 tv (Vacation Home) Columbia (USA) Deals

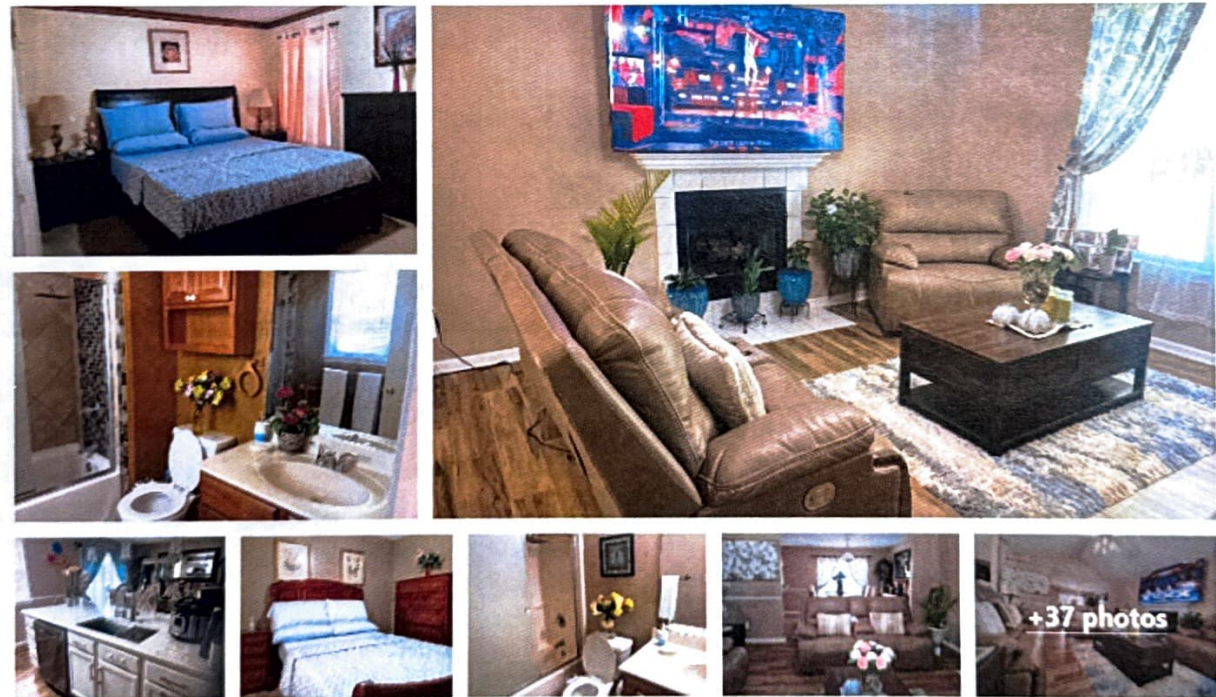
- Overview
- Vacation Home Info & Price
- Amenities
- House rules
- The fine print
- Guest reviews (11)

## Smart Entire Loft, 3 br, 2 bath, with 3 tv

4105 Glenview Court, Columbia, MO 65202, United States of America – Excellent location – show map

Book your vacation home stay

We Price Match



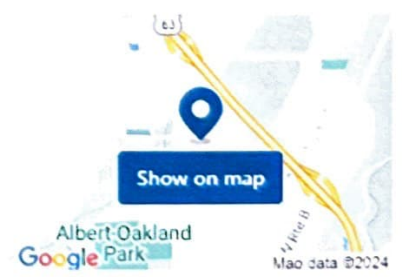
**Wonderful** 9.4  
11 reviews

Guests who stayed here loved

"I loved everything about this bno: the service, the cleanliness, the location, the consideration of my little ones, the hospitality gestures, the..."

D Deborah United States of America

Staff 10



+37 photos

Home > Rentals United States > Rentals Missouri > Rentals Columbia

Smart Entire Loft, 3 br, 2 bath, with 3 tv  
4105 Glenview Court - MO 65202 COLUMBIA (Missouri, United States)

9.4/10  
11 guests reviews



Holiday home 130 m<sup>2</sup>

6 people

3 bedrooms

2 bathrooms

Air conditioning

WiFi

Television

Fill in your dates to get rate

Check-in

Check-out

1 adult

Availability and rates ▶

We speak Online since July 2021  
Instant confirmation



+39 photos

General information

entire-loft-2-bedroom-2-bath-kitchen.allhotelsinmissouri.com/en/

Missouri > Unrated hotels > Holiday homes > Columbia > Smart Entire Loft, 3 Bedroom 2 Bath, With 3 Tv Columbia

# Smart Entire Loft, 3 Bedroom 2 Bath, With 3 Tv Columbia

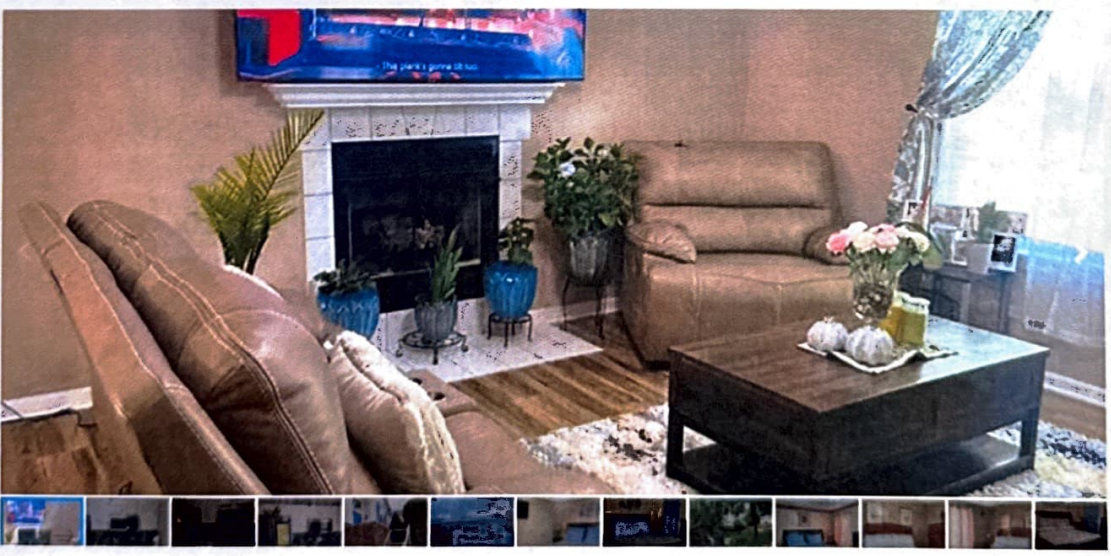
ex. Smart Entire Loft, 3 Bedroom 2 Bath, Sauna Pay Per Use

📍 4105 Glenview Court, Columbia, United States • 📞 Reservation hotline: +1-888-477-8133

Booking.com **9.4**  
Based on 11 reviews

Sun 18 Aug Mon 19 Aug 2 Adults 0 Children

[Check availability](#)



- ✓ **Check-in:**  
from 15:00 until 23:59
- ✓ **Check-out:**  
from 10:00 until 11:00

**How to reach hotel**



Where is the Smart Entire Loft?  
Smart Entire Loft Holiday home

## Short Term Rental

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**Jo ann Schulte** <schultejoann@yahoo.com>  
To: "patrick.zenner@como.gov" <patrick.zenner@como.gov>

Mon, Aug 19, 2024 at 9:34 AM

I want to express my opinion on the following:

"a home owner in Springdale Estates has applied for a permit to operate a Short Term Rental (motel, hotel) business in his residence for 210 days of the year. That's almost 7 months of the year.

I am very much against approval of this!! There is nothing short term about 210 days. That is the wrong area to put a B and B in. It is a quiet neighborhood and I would like to see it stay that way. There are very few places here in Columbia that are safe anymore. More short term rentals is not the answer.

Jo Ann Schulte  
[schultejoann@yahoo.com](mailto:schultejoann@yahoo.com)

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**Case# 200-2024**

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**Margaret St. Omer** <stomerm@msn.com>  
To: "patrick.zenner@como.gov" <patrick.zenner@como.gov>

Sun, Aug 25, 2024 at 2:42 PM

Springdale Estates is a relatively small and somewhat secluded neighborhood in Northeast Columbia. It is located at the corner of Smiley Lane and Oakland Gravel Road, There is only one main entrance from Oakland and the homes are set well back from the road. It is a quiet, peaceful family-oriented community of well-maintained single-family homes in this R-1 zoned area that I have enjoyed for the last twenty years and would like to keep that way not only for myself but for all of its residents, now, and In the foreseeable future.

Oakland Middle school and Lange Middle school, as well as the school district's Early Childhood Learning Center are only a few blocks away. The only "business" located within a few miles is the University of Missouri's Smiley Lane Clinic.

Obviously, I have a personal interest in this Conditional Use Permit, since my home is adjacent to the subject property. Glenview CT is a cul-de-sac, and our residences are located at the entrance to the circle. The property line is straight from the sidewalk to the rear of both properties. Please note the following;

The driveways between the two properties are roughly 20 feet.

The distance from my home to the property line is slightly less than 25 feet.

The property line to the subject site is roughly 35 feet.

The distance between the properties is less than 100 feet.

**This is too close for my comfort and safety when strangers would be coming and going for almost 7 months of the year so near to my personal residence.**

A few years ago, we had a small fire in our garage. While waiting for the fire department to arrive, a next-door neighbor came and offered an extinguisher, and the other next-door neighbor came to offer help and suggested that we could wait in his home until it was safe to go back inside. Others came to offer help. That's my Springdale Estates. That's my neighborhood.

On another occasion, I took my car to the Honda Dealership for service. I rode the shuttle back home. As we entered Springdale Estates, the other gentleman on the shuttle commented "Wow, I didn't even know this was here." Again, that's my neighborhood.

I'm happy to have Mr. Ignacio as my neighbor but not as a motel/hotel operator.

Recently, I was rebuked by someone for calling this a motel/hotel business and I should refer to it as Arbnib or Vrbo instead. I submit that if Hilton, Ramada or Holiday Inn were to change their names, they would still be in the business of renting rooms.

I can't think of a compelling reason that a business such as Arbnib or Brno should be located in the middle of an R-1 family-oriented area. Columbia has any number of motels to accommodate visitors to our city.

So for my personal comfort and safety, and for all the residents of Springdale Estates. I respectfully request that this application be denied and leave this quiet, peaceful, family neighborhood as it is and has been for many years.

Thank you for your consideration of my request.

Margaret St. Omer





Patrick Zenner <patrick.zenner@como.gov>

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## Public Hearing Notification

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Linda Koenig <lindakoenig1964@yahoo.com>

Tue, Aug 27, 2024 at 9:49 AM

To: "patrick.zenner@como.gov" <patrick.zenner@como.gov>

Hello, my name is Linda Koenig. I live at 4109 Glenview Court. We recently received a letter regarding our neighbor and his request for a Conditional Use Permit. My husband and I are unable to attend the hearing but I hope it is appropriate to send this email with our opinions and thoughts.

My husband, Mark, and I have no complaints or reservations about Oscar's Airbnb use of his house. He has gone to lengths to make the house more attractive from the street. There has never been a problem, that we are aware of, from his renters. We have not observed any undesirable noise, vehicles or people on our street due to his business.

I hope this email can be used to support our neighbor.

Sincerely,

Linda Koenig

# CUP APPLICATION

- Mr. and Mrs. Oscar Ignacio CUP Application located in 4105 Glenview Ct, Columbia, MO

# Rebuttal Statements

- There are 2 entrance/exit going to Springdale Subdivision. Springdale drive and Thornberry Drive Residents of Springdale Subdivision will use the Thornberry drive if they will use Highway 63 and residents won't go to Springdale Drive entrance which is a block away. Main entrance is use if you're going to downtown Columbia or MU. The main entrance of Springdale Subdivision is a 4 way stop. I live in the property for the last 5 years and worked in Harry Truman VA Hospital. Never did I experience any bottleneck traffic in the main entrance even on rush hours. The main entrance along Springdale Drive is never use as a parking spot for residents as both corners of the entrance is big vacant lot. It is a big lie from a protestor statement. It is far away from home. The only exception is maintenance or projects trucks are doing maintenance in the area which is extremely rare. Photo proves my point that a lawn cutting business truck is park, but the rest of my photos are empty parking along Springdale Drive. My guests never use Thornberry Drive as all of my guest heads toward MU or downtown Columbia. Thornberry Drive entrance/exit is out of context when it comes to my STR listings.

- I'm in the process of cleaning my 2 car garage to allow the guests to park their cars inside my garage if there are more than 2 cars that will be park on my driveway. I'll comply with the rules and policy to comply with my CUP application. My guests are mostly single family of 4 with one vehicles and maybe 2 if there is a second family that will split the rental payment. First time it happened that I had student guest, but as shown on the photos: they all parked on the driveway as my house rules implied so as not to distract my neighbors for any reason.
- The cul-de-sac photos show that it is never use by my residents nor visitors as a parking space. It is not a small cul-de-sac as the opposition mention as it is normally use by 16 wheeler truck to make a U-turn when they deliver large appliances or furniture. The whole Glenview Ct will not be an issue with too many vehicles park on the street especially from my guests

I have good control of my property and not a single complain from my next door neighbors during the last 4 years I'm doing short term rental.

I saw the listing photos from Mr. Cooper and he have listing photos from Gites.fr and other sites that I'm not aware of it. I strongly oppose all the protest statement of Mr. Cooper and my photos and statements prove him totally wrong.

This photo was taken Aug.22, 2024 by my daughter while I'm driving her going to school at 740am or rush hour. Notice how many vehicles at the main entrance of Springdale Estates. Just to prove my point that the entrance will not create a bottleneck traffic considering that my subdivision listing is fully develop meaning 98% occupied with houses.





This is another photo shot of main entrance. The corner lots of this entrance has 2 big vacant lots away from any houses. It is absurd that the opposer mentioned about vehicles are parked here constantly. MU clinic in the photo have huge parking space to accommodate all their employees and patients. No homeowners will park here as it is a long walk from their house. It is possible to be a parking space if maintenance or project vehicles have construction or maintenance to be done near the entrance.



This photo is taken from the 4 way stop intersection and clearly shows no vehicle is park along the main entrance in Springdale Drive.





Photo taken near corner of Glenview Ct. and Springdale Drive to show that no park vehicle as owners park their vehicles inside the 2 car garage or driveway. All houses in this subdivision are 2 car garage.



Photo taken on the corner of Springdale Drive and Glenview Ct.



Middle section of Springdale Drive which prove that no vehicle is park along the main entrance street



Cul-de-Sac photo of Glenview Ct. showing that the whole neighborhood have 2 car garage and no vehicle is park on the street.



**Taken from my listing driveway.**



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[Overview](#)
[Vacation Home Info & Price](#)
[Amenities](#)
[House rules](#)
[The fine print](#)
Guest reviews (11)

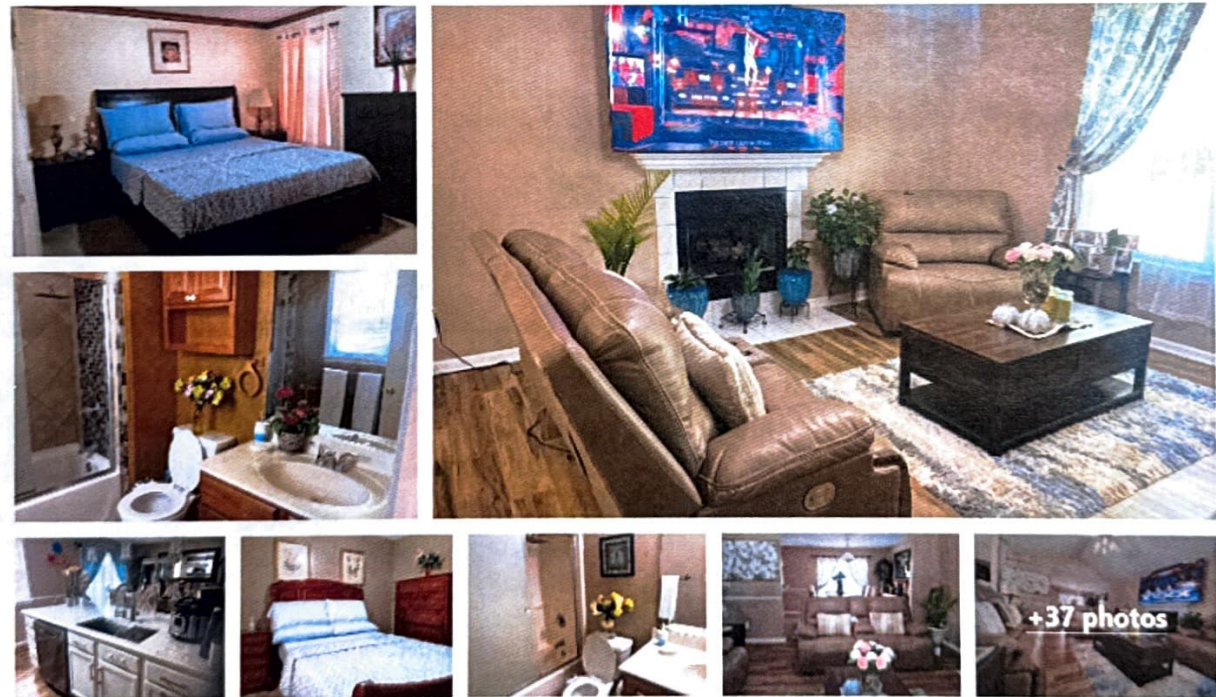
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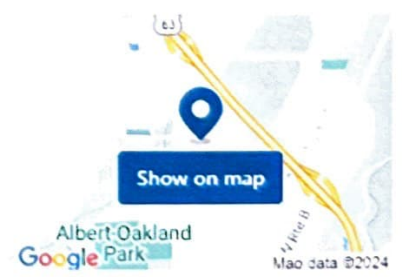
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Availability and rates ▶

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General information

entire-loft-2-bedroom-2-bath-kitchen.allhotelsinmissouri.com/en/

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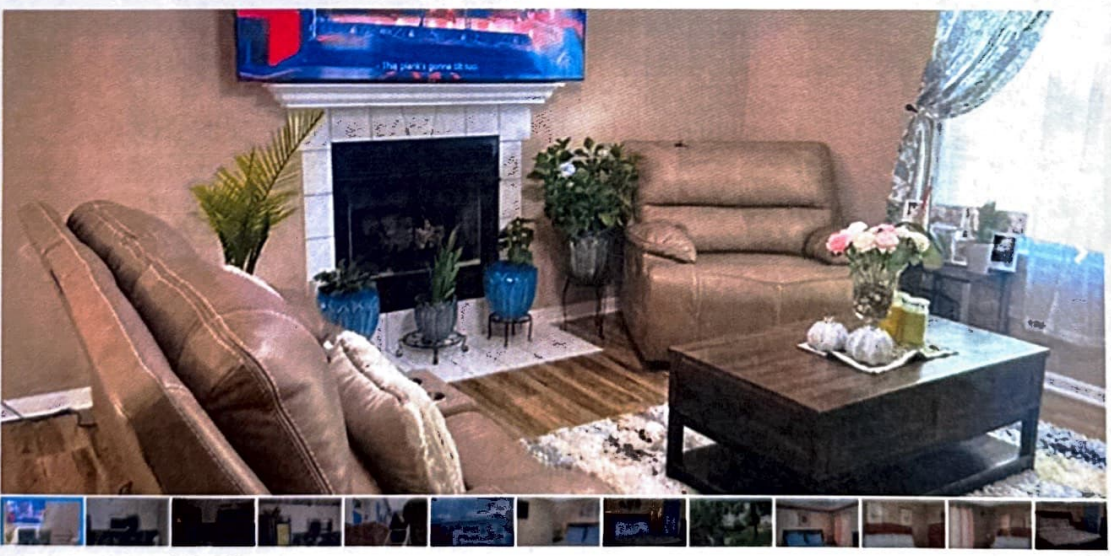
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