



Kirtis Orendorff &lt;kirtis.orendorff@como.gov&gt;

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## Zoning and Planning

1 message

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**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 &lt;kirtis.orendorff@como.gov&gt;

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## Planning and Zoning

1 message

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**Myrick, Averi (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 &lt;kirtis.orendorff@como.gov&gt;

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## Planning and Zoning

1 message

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**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



Kirtis Orendorff &lt;kirtis.orendorff@como.gov&gt;

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**FINAL DRAFT: : case #196-2025; 1516 Wilson**


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DandB Raghu &lt;myeastcampushome@hotmail.com&gt;

Wed, Jun 4, 2025 at 9:38 PM

To: "kirtis.orendorff@como.gov" &lt;kirtis.orendorff@como.gov&gt;, DandB Raghu &lt;myeastcampushome@hotmail.com&gt;

Kirtis, please see CORRECTED final draft letter below (fixed a typo).....

kindly reply that you've received this ok.. And thanks again for your help!

I truly meant to send this hours ago—you won't believe that I accidentally deleted a very thorough first draft email and had to retype(from memory) the one you see below—so frustrating! Hence why I am sending this email in the evening instead of earlier in the afternoon.

We'll see you there at the meeting! Since you said this topic is #9 on a list of 11 topics to discuss, can I assume that i'll probably be ok to arrive to the meeting late, say 8 or 8:30 pm?

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**From:** DandB Raghu <myeastcampushome@hotmail.com>

**Sent:** Wednesday, June 4, 2025 9:19 PM

**To:** DandB Raghu <myeastcampushome@hotmail.com>; Elizabeth Raghu <betsyraghu@gmail.com>; kirtis.orendorff@como.gov <kirtis.orendorff@como.gov>

**Subject:** case #196-2025; 1516 Wilson

To Whom it may concern/City of Columbia Administrators,

**Thank you for giving us the opportunity to offer input regarding the owner/agent's request for a Conditional Use Permit (Case# 196-2025) for 1516 Wilson Avenue.**

**We (Betsy and Dee Raghu and our 3 children) own property sharing an east-west property boundary line with 1516 Wilson Avenue, having lived here in our family home (1511 Ross St) for the last 24 years. We 5 are in STRONG OPPOSITION to the city granting conditional approval for use as a short term rental.**

**The following list summates our main reasons for strongly opposing this:**

1. The general city ordinance that would allow up to 8 transient guests does NOT take into consideration whether or not the city infrastructure can effectively handle this many transient guests.
2. This area of East Campus is an already underserved area with regards to 'response to citizen-reported problems' by a}city police , b}campus police, and c} Office of Neighborhood Services (ONS), as evidenced by our numerous complaint calls that typically go unanswered (ie. without response).
3. If 1516 Wilson is approved for short term rental, it is expected to exacerbate an already present chronic East Campus parking shortage. In past years, several attempts were made to address this chronic parking problem (such as proposed East Campus resident parking stickers). This section of East Campus is known to have its street parking spots commonly filled by non-east campus resident commuters looking for free parking. *Allowing 8 transient*

***leasees and their own guests to use 1516 Wilson will exacerbate already critical parking street parking shortages in this part of East Campus.***

4. This section of East Campus commonly has antiquated turn of the century (year 1915) underground plumbing lines (utilizing fragile clay tile pipes), often in a "common/private lateral" configuration whereby private lateral plumbing is shared between properties, and often undiscoverable (not marked) on city plats .

—This antiquated and disorganized plumbing configuration already causes a host of plumbing problems (ie. serious main line clogs) for current residents. *Increasing the population density of 1516 Wilson, with transient guests that are likely unaccustomed to the limitations of antiquated and fragile/narrow plumbing, is expected to majorly exacerbate current chronic East Campus community plumbing problems--namely, sewage lateral blockages that overflow into adjacent property basements due to shared underground lateral plumbing.*

5. 1516 Wilson as a short term rental is expected to be commonly rented by out of town Mizzou sports fans (due to its close campus proximity), who are known to have tailgate parties with many guests, generating noise/nuisance/trash/parking issues that cannot be easily/expeditiously corrected by an out of town landlord. Pre-sports event parties at 1516 Wilson will expectedly create new and chronic nuisance/noise/trash issues that will go unresolved. *The property owner of 1516 Wilson will not be easily reachable to correct these issues as he is not a resident of Columbia, and (beyond profit-making) has little to no stake in preserving the character and peace of our neighborhood.*

6. *The Columbia City police, Campus Police and Rental Compliance divisions are understaffed and are unable to keep up with monitoring and enforcement of current East Campus Problems, as evidenced by our numerous complaint reports to ONS and police going unanswered. As another example of this, a large accessory dwelling is at present being constructed in the back lot of 1501c Ross Street without a valid, legal building permit (unbeknownst to the City).*

7. Our family has already been personally affected by recent building developments at 1516 Wilson—in recent times a very large concrete parking pad was poured in their back lot, resulting in massive shedding of rainwater from 1516 Wilson into my adjoining 1511 Ross back lot and basement. *This has cost us tens of thousands of dollars in terraforming and house foundation waterproofing( required to stave off basement leaks with standing water generated by the 1516 Wilson parking pad water shedding).*

8. On a personal note, my family has lived in this house (sharing a property boundary with 1516 Wilson) for the past 24 years. We love and cherish the character of our neighborhood. ***The owner of 1516 Wilson is an out of town investor, with no inherent interest in preserving the historic character/charm of the neighborhood, and no inherent interest in preserving overall neighborhood property values.***

9. My family owns and rents to quiet college students the home (1515 Ross St) directly next to my personal abode (at 1511 Ross St. ). 1515 and 1511 Ross both share east-west property boundaries with 1516 Wilson's back lot. *Allowing short term rental of 1516 wilson will greatly negatively impact both my family and my tenants, as we would be subjected to a large volume of transient tenants that test the limits of trash/nuisance/noise/parking/plumbing limitations that are inherent in an old neighborhood . Our antiquated East Campus neighborhood st streets and utilities services were not designed to handle such increases in population density.*

10. It is well documented that conversion for long-term to short-term rental will greatly increase profits for the 1516 wilson property owner. A typical long-term rental home in East Campus will rent for \$2000-2500 per month. A short-term rental will rent for \$2000-2500 per WEEKEND. WE ARE ASKING THE CITY TO PLEASE REMEMBER TO PRIORITIZE THE RIGHTS OF EAST CAMPUS RESIDENTS OVER THE PROFIT MARGINS OF AN OUT OF TOWN INVESTOR.

11. *Approving 1516 Wilson for short term rental will create immediate problems that will decrease the quality of life for myself and adjacent residents, and will set a dangerous precedent for other East Campus landlords/slumlords to attempt converting their properties for the sole sake of maximixing profits. IT IS NOT THE PREROGATIVE OF THE CITY OF COLUMBIA TO PRIORITIZE A NON-RESIDENT BUSINESSMAN'S INVESTMENT PROFIT MARGINS.*

12. PLEASE PLEASE PLEASE WE ARE BEGGING YOU TO DENY APPROVAL FOR CONVERTING 1516 ROSS TO SHORT TERM RENTAL STATUS, AS THIS WILL RESULT IN A LARGE DECREASE IN QUALITY OF LIFE FOR PERMANENT AND LONG TERM EAST CAMPUS RESIDENTS . OUR OUT OF DATE INFRASTRUCTURE IN THIS PART OF EAST CAMPUS CANNOT SUPPORT THE GROWING TIDE OF LANDLORD AND PROFIT-DRIVEN INCREASING POPULATION DENSITY.

East Campus is a special , student dominated old neighborhood with a 'neighborly village type feel,' as opposed to being a 'resort/hotel/bed and breakfast Zone" for investors to exploit.

13. City of Columbia Administrators: please remember that the character of this historic East Campus student-dominated neighborhood is preserved due to the efforts of the long term/permanent residents -- inviting investor landlords to convert our neighborhood slowly into a 'hotel district' is NOT part of the long term plan for east campus, if you ask current east campus residents.

**\*\*\*PLEASE city administrators, do not prioritize the large profit margins of a non-resident investor over the PEACE AND ENJOYMENT of long term and permanent East Campus residents! Ours is a historic Columbia neighborhood , with character and charm that should not be blighted for the sake of making non-resident investors richer\*\*\***

Very Respectfully,

Dee and Betsy Raghu  
1511 Ross St  
573-823-5840  
[betsyraghu@hotmail.com](mailto:betsyraghu@hotmail.com)



Kirtis Orendorff &lt;kirtis.orendorff@como.gov&gt;

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**Letter for 1516 Wilson Ave - Case # 196-2025**

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**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