
"Cotswold Villas" @ Bluff Creek Opposition

1 message

Sean Cox <scotchcox@yahoo.com>

Mon, Apr 4, 2022 at 3:35 PM

Reply-To: Sean Cox <scotchcox@yahoo.com>

To: "rusty.palmer@como.gov" <rusty.palmer@como.gov>

Dear Mr. Palmer and Council,

I would like to submit my **STRONG OPPOSITION** to the proposed " Cotswold Villas at Bluff Creek Estates" development plan. Despite what Ms. Ravapudi has said and submitted, I do not believe she is being forthright with the P & Z Committee, the Bluff Creek HOA , Community Association Management or her neighbors.

Ms. Ravapudi has made no attempt to speak to the development as a whole, but rather solicited supporting individuals who currently have their house on the market in Bluff Creek, or are of business / personal connections to her. Ms. Ravapudi has provided no architectural renderings to support her statements that this will be " an elegant neighborhood conducive with the existing one". This statement is simply not true. There are no current homes in Bluff Creek with 1/10th acre lots, 5 foot, 10 foot and 18 foot setbacks. Furthermore there are no homes with communal parking, cluster mailboxes, sprinkler systems, and less than 2000 square feet.

This development is in no way "consistent with the surrounding neighborhood".

While I understand the need for "more affordable homesites", this is inconsistent with what the City Staff Report indicates they have been told and with what Ms Ravapudi is telling area realtors. Ms Ravapudi has stated to neighbors that these homes would sell for \$400-\$500,000 which I would not consider affordable home prices. My concern is that this is being said to dissuade individuals given the going sale prices of houses in Columbia with square footage ~2000 sq ft are much less than the price she quotes. Her prices and the proposed home sites do not coincide.

Lastly, there is no restrictions proposed to limit this development from becoming investment / rentals/ student housing, which would in no way " be conducive with the existing neighborhood". Rather the proposed clubhouse, pool, playground and picnic shelter are the types of amenities which lend themselves to this becoming a rental community much outside the lines of the current single family/non investment properties currently in Bluff Creek.

The entire neighborhood area from Bluff Creek Drive to Pebble Creek Drive, an area encompassing much more than 8 acres, has less than the proposed number of dwellings of Cotswold Villas thereby doubling to tripling the traffic and noise to Bluff Creek Estates making it much more cautionary and concerning to those of us with small children.

I appreciate your time and consideration in this matter.

Sincerely,

Sean Cox
267-257-0488
[2705 Pebble Creek Ct. Columbia, MO 65201](#)

Proposed addition “Cottswold Villas” on Bluff Creek dr

1 message

Susan Hummel <susanhummel1987@gmail.com>

Mon, Apr 4, 2022 at 3:25 PM

To: Rusty Palmer <Rusty.Palmer@como.gov>

I am a resident at [2704 Pebble Creek Ct, Columbia, MO 65201](#).

I am opposed to the Cottswold Villas addition because of the following reasons.

1. It is a Fire Hazard due to number of lots in the addition and the number of cars that will be parked on the street. With only one entrance and exit , along with street parking, if a fire did occur it could easily burn and spread amongst the other properties since they are so close together and residents would be trapped in there.
2. It doubles the number of addresses, and traffic that would occur along Bluff Creek Dr.
3. It would double the amount of sewage and water without upgrades to the main sewer and water mains in the neighborhood.
4. Bluff Creek gets bad internet availability and unless some fiber optic cable was laid in the neighborhood it would decrease the amount of internet for the rest of the neighborhood.

Thank you
Dr. Susan Hummel
[2704 Pebble Creek Ct, Columbia, MO 65201](#)

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Susan K Hummel
susanhummel1987@gmail.com