

## Cotswald Villas Notices

April 6th, 2022

Dear Neighbor,

As owner of the proposed development, Cotswold Villas (Bluff Creek Plat 8), located at the end of Bluff Creek Dr next to Cattleman's, I'm writing to notify you that:

I have requested that the P&Z Commission table this case and move the April 7th hearing to June 9th. The P&Z will officially discuss tabling at the April 7th meeting and you are invited to attend.

2) I encourage you to attend the neighborhood wide meeting on Tuesday, April 12th at New Haven Elementary School. I will have a representative from Crockett Engineering present.

3) Please keep your eyes peeled for a series of 3 emails from myself containing photographs including concepts for this development compared to previous plans.

I am available to meet in person with anyone, especially if you cannot attend.

Kind Regards,

Shelley Ravipudi  
2317 Deer Creek Court  
cell (626)394-6298

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**Cotswald Fwd: Important Notice RE: City of Columbia Planning & Zoning Meeting  
March 24, 2022**

1 message

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**Lyon Crest** <lyoncrestproperties@gmail.com>  
To: Rusty Palmer <Rusty.Palmer@como.gov>

Wed, Mar 16, 2022 at 3:54 PM

Rusty,

Please include the letter below in the packet for the Planning and Zoning commission. This is my notification to the entire neighborhood including some history. As a member of the Bluff Creek Homeowners' Association I received the information in my inbox as well.

Additionally, I have met one on one with several homeowners in the immediate area of Cotswald.

Thank you,  
Shelley Ravipudi

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**From:** Bluff Creek Estates Owners Association <[no-reply@camcolumbia.com](mailto:no-reply@camcolumbia.com)>  
**Sent:** Friday, March 11, 2022 9:47 PM  
**To:** [shelleynelson@hotmail.com](mailto:shelleynelson@hotmail.com) <[shelleynelson@hotmail.com](mailto:shelleynelson@hotmail.com)>  
**Subject:** Important Notice RE: City of Columbia Planning & Zoning Meeting March 24, 2022

Residents,

Please be aware of the upcoming City Planning & Zoning Meeting on **Thursday, March 24, 2022**. The meeting notice is attached for your review along with additional details from Lyon Crest Properties (see below).

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Re: City of Columbia Planning & Zoning Meeting March 24th , 2022

Dear Neighbors of Bluff Creek Estates,

We are required to have modifications made to the PD plan for Cotswold Villas at Bluff Creek (approved in 2016) due to the City's overhaul of the zoning ordinances. The plan is essentially the same as that previously passed with some technical engineering adjustments.

The proximity of our own home to the site of the development motivates our goals to develop an elegant neighborhood conducive with the existing one. Below is an outline of the proposed changes as well as a history of the previous plans approved by City Council dating back to 2007.

Also attached are the plans approved by the City in 2016 and the proposed changes for 2022.

For any questions or concerns, please do not hesitate to contact us.

Kindest Regards,  
Shelley Ravipudi and family  
Lyon Crest Properties, LLC

2317 Deer Creek Court  
Columbia, MO 65201  
Cell (626)-394-6229 or 6298  
[lyoncrestproperties@gmail.com](mailto:lyoncrestproperties@gmail.com)

## History of the Property

August 2007 retirement home plans proposed by previous owners and approved by the City  
4 separate 2 story buildings totaling over 88,000 square feet of living space.  
460 parking spaces.  
Commercial Zoning O - 1 existed at the time

February 2014 rental villa plans proposed by previous owners and approved by the City  
22 single family attached buildings.  
44 total rental units.  
Zoned commercial O-1

March - June 2014 concerned neighbors, the Ravipudi's, engaged in discussions with previous owners resulting in a buyout of the property with the intent of constructing owner occupied units compatible with the existing neighborhood.  
September 2014 Ravipudi's owner occupied villa plans proposed and approved by City Council.  
Zoning downgraded to PD to steer away from rental units and promote home ownership  
22 single family attached buildings.  
44 total town home units for purchase

### 2016 PD plan approval

Owners took initiative to improve upon the 2014 plans, consulting architects and designers from Dallas/Fort Worth who proposed revisions to the previously approved plan  
The total number of units were reduced from 44 to 39  
The larger street frontage for each unit will allow for more attractive street appearance.  
More usable green space and walkable neighborhood design.  
Two car garages with driveways to provide ample parking for the homes.  
The total footprint up to 2500 square feet. Promoting home ownership and a product NOT feasible for converting into rentals or student housing.

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Thank you,

CAM Team  
On behalf of the Board of Directors  
573-499-4445 | [info@camcolumbia.com](mailto:info@camcolumbia.com)

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### 3 attachments

 **03242022 City Meeting RE Cotswold Development.pdf**  
1714K

 **2022\_PD Plan\_2022-02-14.pdf**  
1191K

 **COTSWOLD PUD PLAN 2016-02-23-s-3.pdf**  
1773K



February 28, 2022

**RE: 2304 Bluff Creek Drive – PD Plan Major Amendment & Design Adjustment – Case #109-2022**

Dear Property Owner:

Crockett Engineering (agent) is requesting, on behalf of Lyon Crest Properties, LLC (owners) approval of a major amendment to the, "PD Planned Development of Bluff Creek Estates, Plat No. 8," (FKA "Cotswold Villas at Bluff Creek Estates"). The purpose of the revision includes modifications to the lot arrangement and road network. The applicant is also seeking a design adjustment to Section 29-5.1(f)(2)(ii), which limits developments to no more than 30 lots, when only one vehicular access points is available. **(Case 109-2022)**

The public hearing is scheduled for **7:00 p.m. on Thursday, March 24, 2022**, in the City Hall Council Chambers, 701 East Broadway, Columbia, Missouri. You are invited to attend and may submit any information in favor of or in opposition to the request on or before the public hearing date. After the public hearing, the Commission will forward its recommendation to the City Council. The City Council will take final action on the application, usually 45 days after the Commission's public hearing.

You may present your support or opposition to this application to the Council regardless of any action that the Planning and Zoning Commission takes. In addition, you may file a written protest petition with the City Clerk no later than noon on the Wednesday before the Council meeting at which this proposal is scheduled to be considered for passage. Protest petition forms are available in the City Clerk's office, which is located on the second floor of City Hall, 701 East Broadway.

This notice is being mailed to all owners of property within 200 feet of the subject property, and other interested parties. A map, which identifies the location of the subject property, is on the back of this letter. You are welcome to review this application at the Community Development Service Center, which is located on the third floor of City Hall. Please contact Rusty Palmer at 573.874.7394 for additional information.

Sincerely,

A handwritten signature in black ink that reads 'Rusty W. Palmer'.

Rusty Palmer, Planner  
[Rusty.Palmer@CoMo.gov](mailto:Rusty.Palmer@CoMo.gov)

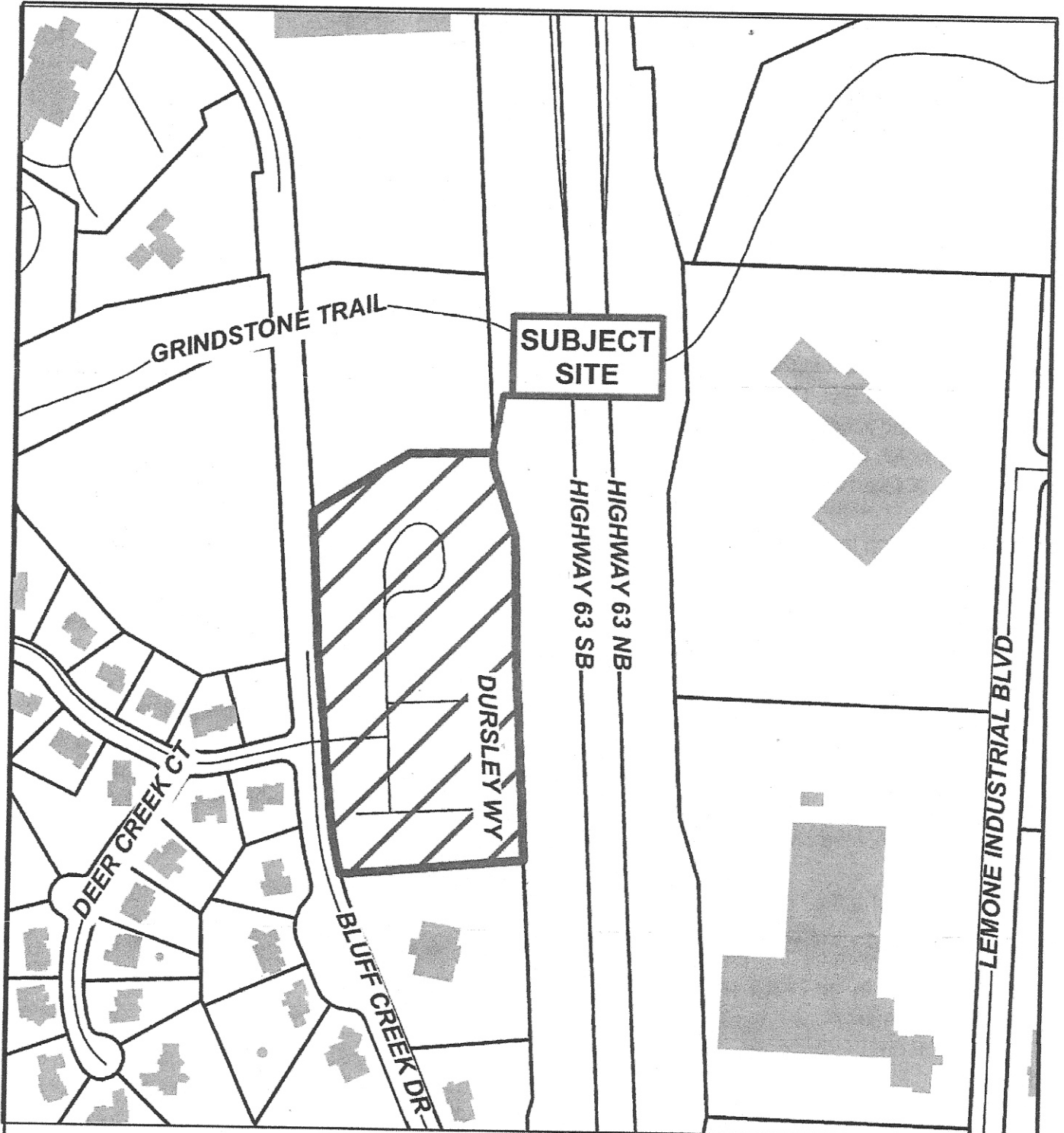
Building & Site • CATSO • Housing Programs • Neighborhood Services • Planning • Volunteer Programs

573.874.7474 Service Counter  
573.874.7239 Administrative Offices

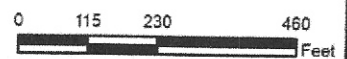
701 E. Broadway, P.O. Box 6015  
Columbia, Missouri 65205

CoMo.gov  
[CoMo.gov/community-development](http://CoMo.gov/community-development)

*Our vision: Columbia is the best place for everyone to live, work, learn and play.*



**Case # 109-2022 - 2304 Bluff Creek Drive  
Major PD Revision & Design Adjustment**



1 inch = 275 feet

Parcel Data Source: Boone County Assessor

Created by The City of Columbia - Community Development Department

# PD PLANNED DEVELOPMENT OF BLUFF CREEK ESTATES, PLAT No. 8

A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF  
 SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST  
 COLUMBIA, BOONE COUNTY, MISSOURI  
 FEBRUARY, 2022

PLANTING NOTES:		
QUANTITY	PLANT SPECIES	
78	LARGE/MEDIUM CANOPY TREE	

**LANDSCAPING / TREE PRESERVATION NOTES:**

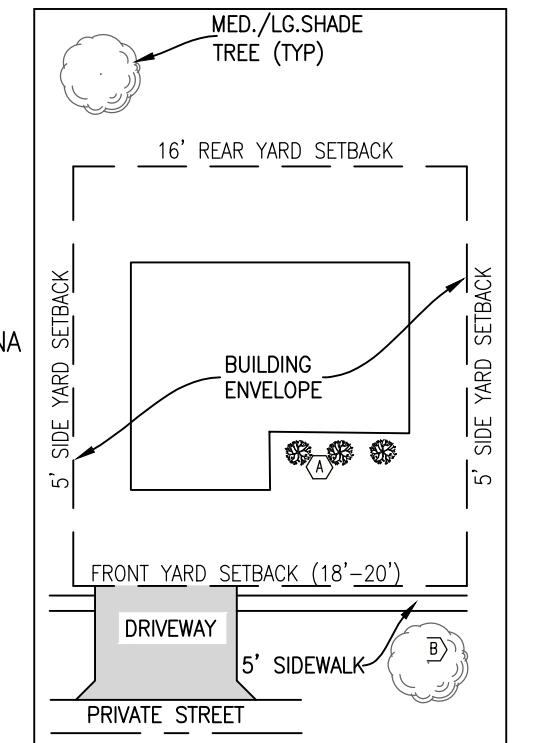
- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
- ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.

\* REFER TO NOTE AND SPECIES BELOW  
 TREE & SHRUB SPECIES MAY BE CHOSEN FROM THE FOLLOWING LIST (ANY SPECIES OTHER THAN THE ONES LISTED BELOW SHALL BE APPROVED BY THE CITY ARBORIST):

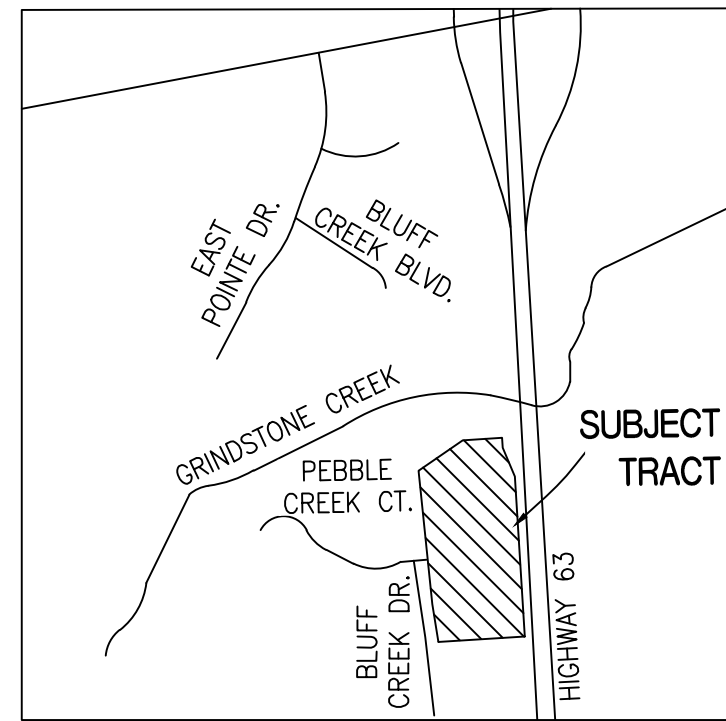
- SHRUBS**
- BLACK CHOKEBERRY - ARONIA MELANOCARPA
  - GOLDEN CURRANT - RIBES ODORATUM
  - AMERICAN BEAUTY BERRY - CALLICARPA AMERICANA
  - HAZELNUT - CORYLUS AMERICANA
  - WILD HYDRANGEA - HYDRANGEA ARBORESCENS
- TREES**
- TRIDENT MAPLE - ACER BUERGERIANUM
  - YOSHINO CHERRY - PRUNUS YEDOENSIS
  - PERSIAN PARROTIA - PARROTIA PERSICA
  - BLACK TUPELO - NYSSA SYLVATICA
  - YELLOWWOOD - CLADRASTIS KENTUCKEA

- PROPOSED SHRUBS\*
- PROPOSED TREE\*

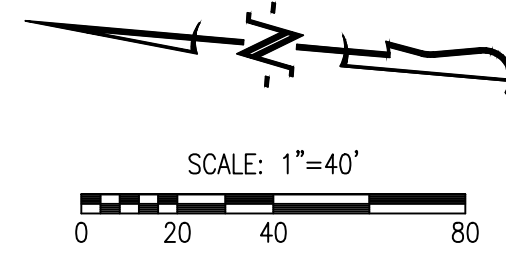
**TYPICAL PUD LANDSCAPING**



TYPICAL LOT LAYOUT  
 REQUIRED PARKING 2 SPACES PER UNIT.  
 PARKING PROVIDED 2 SPACES PER UNIT IN GARAGE.

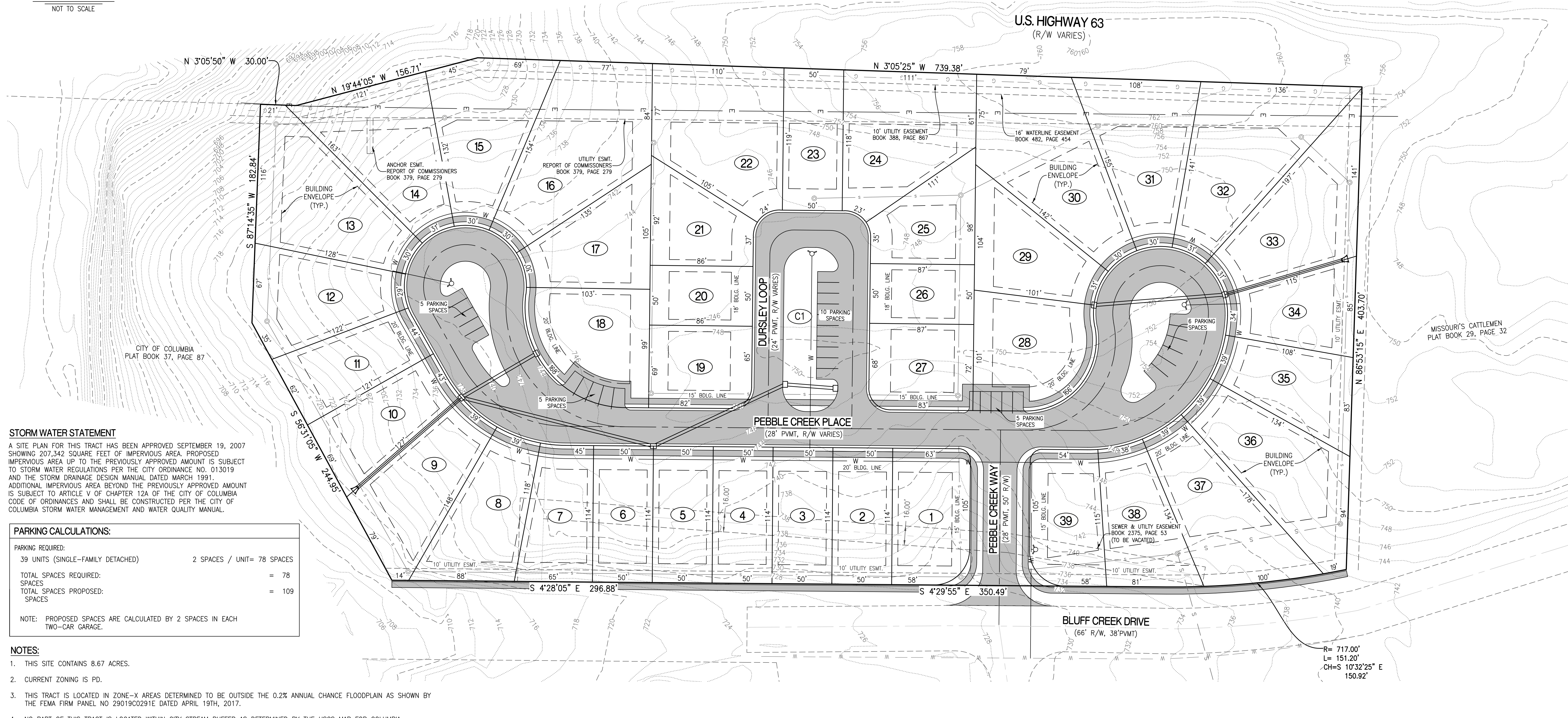


LOCATION MAP  
 NOT TO SCALE



BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

**OWNER/DEVELOPER:**  
 LYON CREST PROPERTIES, LLC  
 2317 DEER CREEK COURT,  
 COLUMBIA, MO 65201



**STORM WATER STATEMENT**

A SITE PLAN FOR THIS TRACT HAS BEEN APPROVED SEPTEMBER 19, 2007 SHOWING 207,342 SQUARE FEET OF IMPERVIOUS AREA. PROPOSED IMPERVIOUS AREA UP TO THE PREVIOUSLY APPROVED AMOUNT IS SUBJECT TO STORM WATER REGULATIONS PER THE CITY ORDINANCE NO. 013019 AND THE STORM DRAINAGE DESIGN MANUAL DATED MARCH 1991. ADDITIONAL IMPERVIOUS AREA BEYOND THE PREVIOUSLY APPROVED AMOUNT IS SUBJECT TO ARTICLE V OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND SHALL BE CONSTRUCTED PER THE CITY OF COLUMBIA STORM WATER MANAGEMENT AND WATER QUALITY MANUAL.

**PARKING CALCULATIONS:**

PARKING REQUIRED:	
39 UNITS (SINGLE-FAMILY DETACHED)	2 SPACES / UNIT = 78 SPACES
TOTAL SPACES REQUIRED:	= 78
TOTAL SPACES PROPOSED:	= 109

NOTE: PROPOSED SPACES ARE CALCULATED BY 2 SPACES IN EACH TWO-CAR GARAGE.

**NOTES:**

- THIS SITE CONTAINS 8.67 ACRES.
- CURRENT ZONING IS PD.
- THIS TRACT IS LOCATED IN ZONE-X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FEMA FIRM PANEL NO 29019C0291E DATED APRIL 19TH, 2017.
- NO PART OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- ALL DRIVE, ROADWAY, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
- WATER & ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT. WATERLINES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.
- THE BUILDINGS SHOWN ON THIS PLAN MAY BE CONSTRUCTED IN SEPARATE PHASES AS LONG AS ADEQUATE PARKING AND OTHER SITE REQUIREMENTS ARE PROVIDED FOR THE BUILDING BEING CONSTRUCTED AT THAT TIME.
- ALL STREETS PROPOSED WITHIN THIS DEVELOPMENT SHALL BE PRIVATE.
- LOT C1 SHALL BE DEDICATED TO THE HOME OWNERS ASSOCIATION.
- ALL RESIDENTIAL UNITS SHALL HAVE A SPRINKLER SYSTEM.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

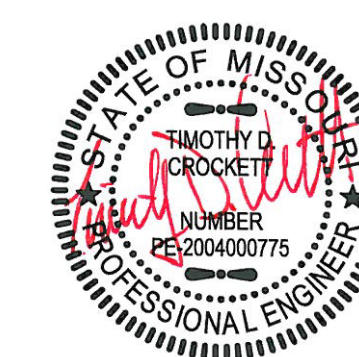
SARA LOE, CHAIRPERSON

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



TIMOTHY D. CROCKETT  
 MISSOURI LICENSE 2004000775

PD PLANNED DEVELOPMENT BLUFF CREEK ESTATES PLAT NO.8	
A MAJOR SUBDIVISION SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 200051304	<b>CROCKETT</b> ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com
DATE: 02-14-2022	SCALE: 1" = 40'
PROJECT: 210519	DRAWN BY: JWS

