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## Planning and Zoning Commission Case #109-2022 Cotswold Villas at Bluff Creek Estates PUD Plan; Thursday June 9, 2022

1 message

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Thomas Jensen <thomasrjensen@yahoo.com>

Wed, Jun 8, 2022 at 4:10 PM

To: "Rusty.Palmer@como.gov" <Rusty.Palmer@como.gov>, Betsy Peters <ward6@como.gov>

Dear Planning & Zoning Staff, Commission, and City Council-

On behalf of the Bluff Creek Estates Homeowners Association Board of Directors, I am writing to express the HOA Board's unanimous opposition to the development submitted by Lyon Crest Properties, LLC (Lyon Crest).

This development is proposed to be constructed deep within the area primarily populated by the single family homes of Bluff Creek Estates. The development proposed by Lyon Crest is totally inconsistent with the existing neighborhood where the proposed development will be located. Its high density will include comparatively small lot sizes and setbacks in stark conflict with the existing character of the neighborhood, and reducing the quality of living for the residents of the well established and mature Bluff Creek Estates.

The HOA members participated in a zoom call with the developer prior to the previous continuance of her application, and allowed her to present details of the proposed development at the HOA's annual meeting in April. During each speaking opportunity, HOA members implored the developer to build homes and lot sizes consistent with the existing neighborhood. It became apparent that the proposed development is designed to maximize her financial profit at the expense of the character of the existing established neighborhood.

A few letters of support for the development have been filed from HOA members, but they are conditioned on the developer taking steps to keep the proposed development from becoming student housing which would be a significant departure from the character of the existing Bluff Creek Estates. The developer has conceded 1) she is not interested in recording a restriction or limitation against the number of unrelated residents per unit, 2) once she sells a unit, she cannot control whether it is leased to students, and 3) pricing out students is not a failsafe method of assuring the development will not become student housing for investors in the proposed development's units. Because the developer has elected to not take measures to assure student housing will not occur by limiting unrelated residents per unit, the letters in support of the development from HOA members are essentially nullified.

Bluff Creek Estates has been on a waitlist for traffic calming road improvements for several years to combat the significant and aggressive traffic rolling through the neighborhood at existing volumes. The proposed development could add as many as 100 additional cars of ingress and egress traffic per day. Besides causing a wholesale change to the character of our otherwise quiet development, the additional traffic will substantially exacerbate the already problematic traffic and speeding problems that gave rise to the neighborhood's need for traffic calming improvements. In the event the P&Z Commission chooses to ignore the concerns of the existing neighborhood HOA members and approves the development application, we believe its approval should be conditioned upon the developer paying for the requested traffic calming speed bumps on Bluff Creek Drive, Lacewood Drive, and Chinaberry Drive- the three main arteries used for ingress and egress for the neighborhood to combat what will undoubtedly become an untenable problem.

And finally, the HOA Board notes that the City Staff approval cited the need for three bedroom housing stock to allow for affordable options to first-time home buyers in Columbia. The developer has on three occasions communicating with HOA membership (first with the Board, then the zoom call, then the annual meeting) indicated that she has no intention of building three bedroom homes that meet the price range referred to by City Staff in their recommendation to approve the proposed development. We believe that the disconnect between the Staff's goals and what the developer actually intends to build should nullify the Staff recommendation.

The HOA Board has also previously shared these concerns with our Ward's representative to City Council, Betsy Peters, who is copied here. We remain available if the Planning and Zoning Commission and/or Staff would like to discuss our views in more detail.

Respectfully,  
Tom Jensen, Bluff Creek Estates Homeowners Association President

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## Petition of Protest to Cottswold Villas Proposal

1 message

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**Sean Cox** <scotchcox@yahoo.com>

Mon, Jun 6, 2022 at 6:17 PM

To: rusty.palmer@como.gov

Dear Mr Palmer and Council,

Please find attached signatures of Opposition from homeowners on Pebble Creek, Deer Creek and the north end of Bluff Creek. These are the homeowners who will be most directly impacted by Ms Ravapudis proposed development.

As noted in my personal letter of objection dated 4/4/22, these homeowners have similar concerns. Here are just a few:

- high density of housing ( 36 if design adjustment is granted )
- proposed development is not conducive to existing
- notable increase in traffic and speeding
- price tags on these houses of > \$500-600k being unrealistic
- proposed "parking areas" lending to rentals
- homes becoming "rentals" or "student rentals"
- storm water run off
- added stress on utilities ( water, sewer, internet, etc )
- increase in noise pollution from HWY 63 because of development

These signatures along, with the vote of the Homeowners Association Board to not allow Ms. Ravapudi's proposed development into the HOA , show that Ms. Ravapudi has not done enough to assuage the concerns of Bluff Creek Homeowners.

There is no one begrudging Ms. Ravapudi from developing the land, which she has a right to develop. Nor is anyone trying to stop her from getting a return on her investment or turning a profit. The concern is that Ms. Ravapudi is going to do it at the existing homeowners expense.

I appreciate you and the Council listening to these concerns.

Cheers,

Sean Cox  
2705 Pebble Creek Ct., Columbia, MO 65201

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 **attachment 1.pdf**  
8520K

**Protest Petition (3 April 2022)** TABLED 6/9/22

To the Planning and Zoning Commission, City of Columbia -

Whereas the "PD Planned Development of Bluff Creek Estates, Plat No 8" ( Cottswold Villas at Bluff Creek Estates)

WE the undersigned strongly OPPOSE the proposed development

NAME	ADDRESS	COMMENT	SIGNATURE
David Bennett	2709 Pebble Creek Ct.		<i>David Bennett</i>
Juan Bennett	2709 Pebble Creek Ct.		<i>Juan Bennett</i>
Ray G. Galt	2601 Pebble Creek Ct.		<i>Ray G. Galt</i>
Harry Face	2704 Pebble Creek Ct.		<i>Harry Face</i>
Andrew Egan	2705 Pebble Creek Ct.		<i>Andrew Egan</i>
Michael G. Galt	2713 Pebble Creek Ct.		<i>Michael G. Galt</i>
Dannette Cordwell	2713 Pebble Creek Ct.		<i>Dannette Cordwell</i>
ROBERT N. HILL	2608 Pebble Creek Ct, Col.		<i>Robert N. Hill</i>
Laura M. Zimmernann	2716 Pebble Creek Ct.		<i>Laura M. Zimmernann</i>
Rosy A. Hansen	2701 Bluff Creek Dr.		<i>Rosy A. Hansen</i>
Connie Hansen	2701 Bluff Creek Dr.		<i>Connie Hansen</i>
JOEL EUSALY	2601 Pebble Creek Ct.		<i>Joel Eusaly</i>

NAME	ADDRESS	COMMENT	SIGNATURE
Jane Bonham	2609 Pebble Creek Ct.		<i>Jane Bonham</i>
Tom Bonham	2609 Pebble Creek Ct.		<i>Tom Bonham</i>
Kimberly Reardon	2604 Pebble Creek Ct.		<i>Kimberly Reardon</i>
Richard T. Reard	2604 Pebble Creek Ct.		<i>Richard T. Reard</i>
Adam Leckley	2701 Pebble Creek Ct.		<i>Adam Leckley</i>
Michelle Schaben	2313 Deer Creek Ct.		<i>Michelle Schaben</i>
Mark Schaben	2315 Deer Creek Ct.		<i>Mark Schaben</i>

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## Cotswold Villas at Bluff Creek

1 message

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**Dave Bennett** <bdave1015@gmail.com>  
To: rusty.palmer@como.gov

Tue, Apr 5, 2022 at 7:32 AM

Dear Mr. Palmer and City Council,

My wife and I are ADAMANTLY OPPOSED to the proposed Cotswold Villas at Bluff Creek Estates PD Plan dated February, 2022.

I am currently retired and prior to my retirement, I spent 40 years as a Licensed Professional Engineer in Columbia representing all types of Developers on all types of projects. When a project was controversial, like the subject project, I would always set up at least one and sometimes several meetings with neighborhood property owners who were directly affected by a proposed development. My wife and I live one house away from the proposed Cotswold Villas at Bluff Creek Estates and I have not been contacted by the property Owner or the project Engineer representing the Owner. We are directly affected by the subject project. In fact, The entire Bluff Creek Estates Subdivision is affected by this project and only a select few people have been contacted to provide comments and ironically, all of those contacted were in support of the project. The fact that the property Owner and her development team have not invited the entire Bluff Creek Estates Subdivision to at least one neighborhood meeting is inexcusable.

Our concerns about this this project are as follows:

We have seen nothing related to what the proposed buildings will look like. Architectural renderings should have been provided for viewing and comment at a neighborhood meeting.

The February 2022 PD Plan does not give any indication how stormwater runoff will be managed on the property. All I see on the PD Plan are storm sewer pipes discharging off-site to the north and south. This project is going to have a high percentage of impervious surface which will, no doubt, require stormwater to be detained before leaving the site. How will the stormwater be detained, where will the detention systems be located and how will they affect property owners immediately downstream?

The Statement of Intent states that a pool, clubhouse, picnic shelter and maintenance building may be constructed on the site at some time in the future. These facilities need to be removed from the Statement of Intent as they are not compatible with the existing neighborhood.

We understand that installing sprinkler systems may appease the City Fire Department to achieve a design adjustment for allowing only one point of entry to the development. However, I view the installation of sprinkler systems as an early step towards allowing this development to include rental properties.

The Statement of Intent reserves the option for 44 total units. Per the PD Plan, this should be changed to a maximum of 39 units.

If the owner of this development had approached the existing neighborhood, it's possible that, working together, we might have been able to come up with a development that would have been acceptable to all involved. This obviously did not happen. Consequently, it's impossible for us to endorse a project like this when we have no idea what the true intentions of the property owner are.

We appreciate your time and consideration on this matter

Sincerely,

Dave and Susie Bennett  
573-268-1074  
[2709 Pebble Creek Ct.](#)  
[Columbia, MO 65201](#)



Rusty Palmer <rusty.palmer@como.gov>

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## Opposition to Cottswold Villas

1 message

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**Laura Zimmermann** <lzmmrmnn@gmail.com>

Tue, Apr 5, 2022 at 9:13 AM

To: rusty.Palmer@como.gov

Hi Rusty,

We are currently moving into [2716 Pebble Creek Ct.](#) which is directly across from this proposed development. We are very concerned about this project without specific details being laid out. We were drawn to this property because of its low traffic location & quiet surroundings (even with a highway being so close). Having this land part of the HOA governance would be a step in the right direction, if possible. We will be in the middle of a move on Thursday, but will try to be at the event if possible. Thank you for your consideration in this matter.

Tim & Laura Zimmermann

[2716 Pebble Creek Ct.](#)

[Columbia, Mo 65201](#)

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## "Cotswold Villas" @ Bluff Creek Opposition

1 message

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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](#)

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## Proposed addition “Cottswold Villas” on Bluff Creek dr

1 message

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**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](mailto:susanhummel1987@gmail.com)

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## Fwd: Proposed addition "Cottswold Villas" on Bluff Creek dr

1 message

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**Larry Pace** <larrypace63@yahoo.com>  
To: Rusty.Palmer@como.gov  
Cc: Sean Cox <scotchcox@yahoo.com>

Mon, Apr 4, 2022 at 6:43 PM

I totally agree with this message sent by my wife and will add....

5. We have a great neighborhood and high density housings of any description will do nothing but degrade what Bluff Creek Estates was established to be.

6. The proposed addition will in due course become a bastion of "rental" properties and ALL that implies!

Dr. Larry Pace

Begin forwarded message:

**From:** Larry Pace <larrypace63@yahoo.com>  
**Date:** April 4, 2022 at 6:31:28 PM CDT  
**To:** Sean Cox <Scotchcox@yahoo.com>  
**Subject:** Fwd: Proposed addition "Cottswold Villas" on Bluff Creek dr

Pace

Begin forwarded message:

**From:** Susan Hummel <susanhummel1987@gmail.com>  
**Date:** April 4, 2022 at 3:26:21 PM CDT  
**To:** Larry Pace <larry.pace55@gmail.com>  
**Subject:** Fwd: Proposed addition "Cottswold Villas" on Bluff Creek dr

----- Forwarded message -----

**From:** Susan Hummel <susanhummel1987@gmail.com>  
**Date:** Mon, Apr 4, 2022 at 3:25 PM  
**Subject:** Proposed addition "Cottswold Villas" on Bluff Creek dr  
**To:** Rusty Palmer <Rusty.Palmer@como.gov>

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Thank you  
Dr. Susan Hummel  
[2704 Pebble Creek Ct, Columbia, MO 65201](mailto:susanhummel1987@gmail.com)

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Susan K Hummel  
[susanhummel1987@gmail.com](mailto:susanhummel1987@gmail.com)

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Susan K Hummel  
[susanhummel1987@gmail.com](mailto:susanhummel1987@gmail.com)