

March 8, 2022

Rusty Palmer  
City of Columbia Planning Department

RE: Cotswold Villas on Bluff Creek Drive

My family has lived in Bluff Creek Estates for nearly 25 years. We have been neighbors with the developers/owners of Cotswold Villas at Bluff Creek Estates for over 18 years.

We are familiar with the history of the property and all of the previous proposals. We are supportive of the Cotswold Villas concept that was approved a few years ago and understand that it is under review again. This similar concept has become popular in expensive neighborhoods. You have a mix of the large homes and the villas. They blend well.

For many years the noted property to the left of The Cattlemen's has been undeveloped and it does not look as if the subdivision is complete. The Cotswold Villas would add to the value of our homes. The property would finish off the neighborhood and would be well landscaped.

It would also prevent strangers from parking and loitering in the back of the neighborhood. The new development would prohibit the late night visitors from hanging out where they do not belong.

We appreciate that a neighbor has taken interest in assuming the risk and an interest in investing time and resources into the improvement of the land and our subdivision.

It will be nice to drive by Bluff Creek Drive and Pebble Creek and see a clean landscaped property that looks groomed daily. We are looking forward to seeing a kept development that is attractive and blends into the Bluff Creek Estates. I believe the single family homes will be beautiful and the developer/ owner has put a lot of thought into the appearance of the properties.

Sincerely  
Sudhir & Priya Batchu  
2321 Deer Creek Court

Charley Blackmore  
2312 Deer Creek Ct  
Columbia MO 65201-3564

March 4, 2022

Rusty Palmer  
Division Community Development Planning Planner  
Columbia MO 65201  
[rusty.palmer@como.gov](mailto:rusty.palmer@como.gov)

RE: Cotswold Villas at Bluff Creek Drive

Rusty,

I have been a resident of Bluff Creek Estates Subdivision since August of 2000. My wife, Karen and I have lived across the street from Shelley Ravipudi since she moved into 2317 Deer Creek Ct in 2004.

During the time which she and her husband purchased the Odle property, adjacent to the Cattlemen's Association property on Bluff Creek Drive, I was the Homeowners/Neighborhood Association President and attended a couple of City Council meetings with Shelley in 2014. The neighborhood was upset but helpless to prevent the city approved plan of 44 modest rental duplexes planned by the previous owners as it fell within the allowed uses of the zoning at the time. Shelley had the property rezoned to promote owner occupied, single family attached condos on the approximate nine acres, at the intersection of Bluff Creek Drive and Pebble Creek Ct. If I recall correctly, a couple of years later she proposed a better plan that was approved by the city for 39 single family homes instead of single family attached condos.

I recently met with Shelley and reviewed the new plans for their property, since the time ran out on the previous plan. The new plan also indicates 39 single family homes, which would result in a different clientele of people to become our new neighbors, homeowners vs. condo renters! That sounds good to me!

With this new proposal, which is certainly even a little better than what was previously approved I stand firm on saying, "I still am in favor of this proposal as I was on the previous one." Based on other properties in Columbia that Shelley has built and maintains I can't imagine anyone in our subdivision who wouldn't agree with me and say YEAH for Shelley's proposal so she can get the ball rolling and start development of this property as soon as possible.

Sincerely,  
Charley Blackmore  
[charley@kewpie.net](mailto:charley@kewpie.net)  
573-808-5314



Rusty Palmer <rusty.palmer@como.gov>

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## Cotswald Villas on Bluff Creek Drive

1 message

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**Rebecca A. Reid** <rbrittreid@gmail.com>  
To: rusty.palmer@como.gov

Wed, Mar 16, 2022 at 8:41 AM

Re: Bluff Creek Estates Plat No. 8

Dear Mr. Palmer,

We supported the changes proposed in 2014 regarding the Cotswald Villas on Bluff Creek Drive. This new proposal is consistent with what was approved before, and we continue to support Lyon Crest on this project.

Sincerely,

Chris & Rebecca Reid  
2309 Bluff Creek Drive  
573-808-0326

March 10, 2022

Rusty Palmer  
Community Development Office

RE: Bluff Creek Dr. Villas

Mr. Palmer and Council,

We have been members of the Bluff Creek neighborhood for over 12 years and live close the planned property development under review. Since 2010 we have been involved in neighborhood meetings and review of various plans for this piece of property and others throughout the neighborhood.

We live close to the planned property development. We were involved in the discussion in 2014 with the previous owner's plans (the Odle's) to construct rental duplexes on this site. Those plans were disliked by neighbors due to the poor aesthetics. Those plans were so concerning that the neighbors met to explore options to block building on that property but an avenue to do so did not exist. The whole neighborhood was relieved when the Ravipudi's came to the rescue and purchased the plot and rezoned in a manner to prevent the construction of rental properties in Bluff Creek Estates. They realized that rental properties were not in line with the existing high quality homes and wishes of Bluff Creek Estates neighbors. Shelley listened to the neighborhood wishes and moved to villa units for purchase. The plans were thoughtful of the space and the quality was on par with our neighborhood. The details were what one would expect in a high-end neighborhood. All had agreed the plans should be carried forward.

Shelley Ravipudi lives directly in the area where the villas will be built. She is a thoughtful developer and her developments are unique to Columbia. Her designs for rental property elsewhere in Columbia are impressive, well-liked by renters and appreciated by neighbors alike. We don't think she will skimp in her own neighborhood.

Development of this land is inevitable. We are grateful that Shelley Ravipudi is the owner and we know she will build quality structures that will complement our neighborhood and increase the value of our existing properties. Furthermore, she wishes to bring the development into Bluff Creek Homeowners Association so that the same covenants apply. Association membership is a huge reason to have her as a developer because previous plans by other owners did not include membership in our association.

We feel strongly that Shelley Ravipudi will look out for the interests of the neighbors and the development will be of the highest quality. Please feel free to reach out to us for further questions.

Sincerely,

Eston Schwartz MD and Raonak Ekram MD  
2320 Deer Creek Court

573-619-1069

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## Bluff Creek development

1 message

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**Anne Tuckley** <annetuckley@gmail.com>  
To: Rusty.palmer@como.gov

Mon, Mar 14, 2022 at 1:25 PM

Dear Mr. Palmer,

My family and I have been residents of Bluff Creek Estates, Columbia for over 15 years.

Bluff Creek is a wonderful place to live. Attractive, well maintained, well designed properties with sociable, community-minded neighbors.

I am writing to express SUPPORT for the proposal by Lyon Crest Properties/Ms. Ravipudi to develop this land. Ms. Ravipudi has previously developed property in Columbia and demonstrated an excellent ability to create homes that properly complement the area.

Any development on or adjacent to Bluff Creek Drive must take into account current volume of residential traffic and not increase this to a significant extent, for reasons of safety (speeding, residents reversing vehicles into a busy street, elderly residents crossing street, noise, pollution, wildlife hazards) and general quality of life. The proposal by Ms. Ravipudi DOES take this into account, especially in comparison with prior commercial and high occupancy rental development proposals.

Ms. Ravipudi is a resident of the neighborhood and as such has a vested interest in ensuring this project is completed in the most considerate and professional way possible.

Ms. Ravipudi will pass this development as she travels to and from her home every day. This is certainly preferable to having the development completed by a person or organization that will never experience the long term impact on the neighborhood and frankly could not care less.

It would be reasonable to assume that the Home Owner Residents of the Lyon Crest development would be motivated and have financial means to contribute consistently to the Bluff Creek Resident Association. The number of residents would not adversely affect the peaceful enjoyment of the natural Bluff Creek amenities; walking trails, lake and proximity to Hinkson Creek.

Over the last several years there have been various submissions to develop the property at the north east end of Bluff Creek Drive. These have included commercial property and rental properties. I have and will continue to STRONGLY OBJECT to any proposal that includes commercial or rental property. Commercial and rental properties in the center of Bluff Creek Estates are completely out of keeping with our neighborhood and would utterly ruin the area. Fortunately, the current owner feels the same.

Thank you for taking my thoughts into account.

Sincerely,

Anne Tuckley



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## Bluff Creek Drive Villa Proposal

1 message

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**Leila Willmore** <leilawillmore@gmail.com>  
To: rusty.palmer@como.gov

Mon, Mar 14, 2022 at 7:21 PM

Theodore and Leila Willmore  
[2816 Butternut Ct.](#)  
[Columbia, MO 65201](#)

March 13, 2022

Planning and Zoning Commission  
City of Columbia, Missouri

RE: Bluff Creek Dr. Villas

To the members of the Planning and Zoning Commission,

We are writing in support of the proposed Bluff Creek Dr. Villas development by Shelley Ravipudi and Lyon Crest Properties.

We have been residents of the Bluff Creek neighborhood and members of the Bluff Creek HOA since 2013. We have followed with interest the plans for development of the Bluff Creek site. We have known Shelley Ravipudi for many years and have been neighbors for the past 9 years. Shelley lives very close to the proposed development, and as such she has an interest in assuring quality development of this site. She has an excellent reputation as a developer and property manager.

We are confident that the proposed development will complement the existing structures in the neighborhood, preserve property values, and create needed housing for the community.

Thank you for your consideration,

Theodore and Leila Willmore  
(573) 823-2767

Sent from my iPhone