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**Cotswald Villas**

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**Clark, Cristin C.** <clarkcc@health.missouri.edu>  
To: "Rusty.Palmer@CoMo.gov" <Rusty.Palmer@como.gov>

Fri, Jun 3, 2022 at 7:50 PM

Hello Rusty,

I live at [2688 Bluff Creek Drive](#) and am writing to express my strong support for the proposed development of Cotswald Villas at the end of my street.

This is an opportunity to provide prime and aesthetically pleasing housing for individuals who might not need a large four- or five-bedroom home yet desire the benefits of living in an appealing and safe neighborhood such as Bluff Creek Estates. Cotswald Villas would be an attractive option to someone downsizing or individuals who don't desire the maintenance and responsibilities associated with owning a four+ bedroom home. This is the primary reason I purchased my home on Bluff Creek Drive in 2018.

My home has three bedrooms and an open floor plan, similar to those being proposed. This layout is and will continue to be desirable to those who want to maximize their living space as much as possible. Though Highway 63 runs behind my house, the interior is amazingly quiet. In fact, my master bedroom faces the highway side yet my quality of rest has not been diminished.

These villas would be a great option for someone like me who wants a safe, well-maintained neighborhood without the hassle of an expansive home. Based on the quality of the applicant's prior project, Lyon Crest Properties near Columbia College, and written commitment to maintain the prestige of the adjacent Bluff Creek Estates neighborhood, I urge you to vote yes on this project.

I plan on attending the June 9 hearing to testify and look forward to seeing you there.

Sincerely,  
Cristin Clark

June 1, 2022

Dear Columbia Planning and Zoning & Resident of Bluff Creek Estates,

My name is Michelle Schaben and I live at 2313 Deer Creek Court in Bluff Creek Estates. After much thought and consideration, I have changed my opinion and I believe the recent proposal Shelly Nelson Ravipudi has put forth would be very successful.

My husband and I lived in Mill Creek Manor 10 years ago and left to care for my grandparents in Folsom California. After my grandparents passed and the continual lockdowns (California wildfires and COVID) we made the decision to move back to Columbia to be near our parents and siblings. I have over a decade of experience in property management (BH Management & Jeffrey E Smith Companies/Fairway Management) in addition to serving on the HOA board at Mill Creek Manor.

Prior to moving back to Columbia and to Bluff Creek Estates we lived in American River Canyon South in Folsom California. The entrance into the subdivision consisted of a two-mile parkway lined with hundreds of trees. Off the parkway, were townhomes, 2,000 square foot homes, large estates (like Bluff Creek Estates), apartments in addition to a small commercial strip mall. The homes were all beautiful and the variations of homes met the demand of the Folsom resident's and home values were not impacted by the variations. American River Canyon was a highly sought-after neighborhood like ours.

During the time we resided in American River Canyon, I saw opposition to projects or proposed businesses in the strip mall. Despite the opposition, the projects and business were successful with no impact to home values (additional units being added to the existing apartment complex and a dollar store occupying a building within the strip mall). The apartment complex was required to pay HOA dues for the use of the American River Canyon Drive parkway in addition the construction needed to meet the current home and apartment standards of the neighborhood. The stores within the strip mall had modest signage and the signage had to meet the requirements of the neighborhood. This is very similar to what Shelly Nelson Ravapudi has proposed:

- 1) Contribute to HOA for use of Bluff Creek Estates parkway
- 2) "Architectural Standards for the building of exterior materials, fencing, solar equipment and landscape will resemble that of the adjacent neighborhood, Bluff Creek Estates. Buildings on lots abutting Bluff Creek Dr. shall adhere to higher standards requiring the exterior materials on the rear reflect similar detailing as the front of the structure."
- 3) Variation of home sizes meeting the desires and needs of Columbia residents.

I attended the Zoom meeting held in March 2022, met with a neighbor opposing the development in addition to meeting with Ms. Ravapudi on two occasions. My understanding is that the following concerns has been addressed:

- 1) Curb appeal – The home designs shared with me are very darling and would fit the neighborhood. The home styles are something I would love to live in once I become an empty nester.
- 2) Garbage collection will mirror that of Bluff Creek Estates (no dumpsters)
- 3) Water drainage is addressed in the planning and zoning requirements and there is no concern of run off water flooding the low areas of Bluff Creek Drive.

- 4) Noise reduction landscaping will be used to line the property near the highway. This is a major concern of mine and would like to receive final confirmation that the noise volume would not be increased for those that currently reside in the estates
- 5) Demand – I spoke with my brother-in-law who is a realtor and there is a demand for these types of homes in our area.

One thing I would like to see possibly added is the proposal to the City of Columbia to link our trail with the Katy Trail. This would benefit all Bluff Creek Estates.

Sincerely,  
Michelle Schaben

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## Bluff Creek Dr., Case #109-2022

1 message

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**jasonmueske@gmail.com** <jasonmueske@gmail.com>  
To: Rusty.Palmer@como.gov

Wed, Jun 1, 2022 at 12:24 PM

Hi Rusty,

We live in Bluff Creek near the proposed new development. The owner, Shelley Ravipudi, met with us earlier this Spring to share the historical zoning for this site and previous, higher density proposals. She explained her motivation for purchasing and downzoning the property to a district that now only allows for single family housing instead of a long list of other possibilities.

My primary concern is maintenance of home values. Shelley is our neighbor and shares this concern as well. Her home sketches are classy and have a style that will blend well with the existing neighborhood.

We are not opposed to this plan.

Thanks,

Jason Mueske & Jennifer Holley

[jasonmueske@gmail.com](mailto:jasonmueske@gmail.com)

[2316 Deer Creek Ct](#)

[Columbia, MO 65201](#)

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**Planned development on Bluff Creek Drive, letter of non-opposition / support.**

1 message

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**Winters, Steven C. (ERM)** <WintersS@missouri.edu>  
To: "Rusty.Palmer@CoMo.gov" <Rusty.Palmer@como.gov>  
Cc: "Winters, Reng (rengkelly@hotmail.com)" <rengkelly@hotmail.com>

Wed, Jun 1, 2022 at 12:11 PM

Wednesday, June 1, 2022

From: Steven and Reng Winters

[2601 Bluff Creek Drive](#)[Columbia, MO 65201](#)

(573) 999-0619

To: Rusty Palmer

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

This is a letter of support / non-objection for a planned development at the north end of Bluff Creek Drive, Columbia MO, by Lyon Crest.

While we know that not everyone is in favor of this development, and we respect the opinions of those opposed, the most common reason I think I've heard is increased traffic. Traffic today is relatively low as it goes past our house at [2601 Bluff Creek Drive](#) and concerns that it will get much higher led us to do some counting.

Beyond our house to the North and the end of the cul-de-sacs, there are 28 houses and two businesses. Each of the houses have at least a 2-car garage and at lunch on a 3-day holiday Friday (Memorial Day weekend), there were 18 vehicles parked at the two businesses. Assuming 9 equivalent 2-car houses from the vehicles in the businesses, that would come up to an equivalent 37 units with 2-car garages. The planned development when fully built would add 36 units with 2-car garages essentially doubling the traffic which I believe would still be reasonably low and not an issue. This would still be far less traffic than exists today driving around the lake between the health care facilities and other businesses on Bluff Creek Drive and the roundabout at Old Hwy 63.

We do like the proposed architectural scheme(s) and that these units would be occupant-owned, single-family developments.

The development previously built across from Jefferson Middle School should stand as a good indication of the quality of design and development we can/should expect from Lyon Crest.

At some point this property will be developed and we would much rather weigh a slight increase in traffic now with this planned development against an unknown and possible multi-story apartment complex or other unsightly, unwanted or undesirable business at the end of our neighborhood at a later date.

We are in favor of this planned development which is currently down to 36 single-family units being approved.

Respectfully

Steven and Reng Winters

2601 Bluff Creek Drive

Columbia, MO 65201

**Steven Winters**

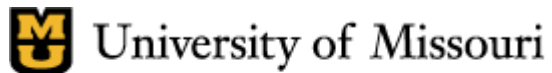
*Research Data Architect*

Institutional Effectiveness & Analytics

2601 Bluff Creek Dr. | Columbia 65201

O: 5738820116 | C: 5739990619

E: [winterss@missouri.edu](mailto:winterss@missouri.edu)



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## Cotswald Villas support

1 message

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**Wynn Volkert** <redgemmu@yahoo.com>

Mon, May 30, 2022 at 5:34 PM

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

This email is written to provide my support for approval of the proposed Cotswald Villas (Bluff Creek Estates, Plat 8) Planned Development (PD) that will be considered at the Planning and Zoning Meeting on June 9, 2022. I have lived in Bluff Creek Estates for over 20 years and believe Cotswald Villas will be compatible with our neighborhood. If the proposed PD is approved, my daughter and her husband would like to build a home on one of the sites.

If you have any questions, please let me know.

Best Regards,

Wynn Volkert

2808 Butternut Court

Columbia, MO 65201

TO: Mr. Rusty Palmer

FROM: Chris Egbert

DATE: 05-26-22

REF: Plat #8/a.k.a. Cotswald Villas, Bluff Creak Estates

My name is Chris Egbert. I built my home, at 2308 Deer Creek Court, over 20 years ago. I am a retired Police Captain, from the City of Columbia.

I live across the street from Shelley Ravipudi. I have known Shelley Ravipudi since the Ravipudis moved into the neighborhood.

I am very familiar with Bluff Creak Estates, Plat No. 8. I have to drive past this property when ingress or egressing the neighborhood. I can also see the property from my back yard.

I was very pleased when the Ravipudis purchased the property. I knew at that time, any further development of the property would be of the highest quality. This has been borne out based on the proposed development of this property presented to me by Shelley Ravipudi. I have seen a housing development, in Columbia, by Shelley Ravipudi. If this development is anything like that, it will certainly increase the value of my property and be an enhancement to the neighborhood.

Shelley Ravipudi has constantly kept me updated on the development of this property as well as all of the changes and concessions she has made. I am in support of the Planned Development based on the Shelley Ravipudi's proposal, and the Plat Map as of May 26, 2022.



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



Rusty Palmer <rusty.palmer@como.gov>

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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