

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
March 6, 2025

Case Number 86-2025

A request by A Civil Group (agent), on behalf of Adam Kopriva (owner), for approval to permanently rezone 5.05 acres of property from County R-S (Single Family Residential) to the City R-2 (Two-Family Dwelling) upon annexation into the City. Concurrent with this application is a proposed preliminary plat (Case Number 87-2025) that seeks to divide the acreage into a 32-lot "cottage" development, subject to Board of Adjustment approval allowing the use of R-2 "optional dimensional standards." Assignment of permanent zoning and annexation are required in advance of any Board of Adjustment action and approval of the concurrent preliminary plat. The subject site is located about 200 feet northeast of the intersection of Mule Deer Drive and North Wyatt Lane, and includes the address 4100 N. Wyatt Lane.

MS. GEUEA JONES: Our action here will be just on the zoning. May we please have a staff report?

Staff report was given by Mr. David Kunz of the Planning and Development Department. Staff recommends approval of the request to permanently zone the subject 5.05-acre site in the R-2 (Two-Family Dwelling) subject to annexation into the City.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Any questions for staff? Seeing none. We will go to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: We -- thank you -- we do allow for six minutes for the applicant and groups, three minutes for individuals. Please state your name and address for the record, and, Jay, you're going to have to -- yeah -- move that up. Speak directly into the microphone so that our folks listening at home can hear us.

MR. GEBHARDT: All right. Thank you, Sharon. My name is Jay Gebhardt; I'm an owner of A Civil Group. I'm here tonight representing Adam Kopriva, and just for full disclosure, Adam is an employee of A Civil Group. He's one of my surveyors. So -- I provided one PowerPoint presentation that kind of combines the plat and the rezoning together, so I'm going to go through that now because I think a lot of questions are going to come up about the preliminary plat even though I know this is about the rezoning to R-2. So, you know, as David has done and typically does, he's done a really good job of detailing all the information around this, but there are sufficient resources for this zoning at this location.

There is existing sewer capacity. There's water capacity. It's on a collector street. We have to comply with all City regulations for stormwater, so there's been a lot of concerns from neighbors about things like that, and we've tried to address them as best we can. This slide just kind of gives you the location of it, but I also included a slide from 2002 that showed Adam's house there before any development occurred there. This is a copy of the preliminary plat. It shows the 31 cottage lots, and that large inside that loop is the common area lot for the detention. So some questions have come up about, you know, how -- how -- what size are these houses, what kind of houses would they be. Are they going to be rentals? Are they going to be for sale? And a lot of people were not believing that you could get a 1,200 square foot house on this lot. So this -- this is an example. It's not representative of necessarily of what exactly is going to be built, but I just threw this together, and with two examples, one with a two-car garage, and one with a one-car garage with an additional space, and I think David is going to detail that out in the preliminary plat for you, but I'm just showing how -- how that all works on the lot. This is an example of one that was approved, a cottage development was approved on Northridge. It's built. Those homes are -- have been sold, and this is another one that's -- has not been built off of Old Plank Road, but it is surrounded by existing R-1. And then this one is up off Oakland and is currently not built, but I think the preliminary plat has been approved, and the cottage standards have been approved for it. These are examples from Zillow of homes that are in these existing cottage standards lots, and kind of the price point for them, so I'm trying to illustrate here that, you know, these -- these are normal looking houses, they're not, you know, anything necessarily different. There's some more. There's a two-story example with a one-car garage. And that's really all I have as far as the zoning. If you guys have questions about that, I can get back up during the -- for the preliminary plat, but I really just want to try to answer any questions you might have.

MS. GEUEA JONES: Thank you very much. Are there any questions for this speaker?
Commissioner Brodsky?

MR. BRODSKY: And this isn't necessarily germane to the zoning itself, but just curious. Is the -- the current owner, is he intending to develop all of these lots himself? Is he going to sell some of the lots off?

MR. GEBHARDT: No. We're going to get through the entitlement phase of this to get the right to do the -- that, and then his intention is to market it to builders or -- then to complete the subdivision. But to get to the point where all those approvals have been done, you know, his day job is land surveying, he's not a developer.

MR. BRODSKY: Thank you.

MS. GEUEA JONES: Any other questions? No. Thank you very much. Next speaker, please come forward. Next speaker on this case? If you wanted to come now, you could. You're okay. We're nice. State your name and address for the record to get started.

MR. CROW: My name is Emery Crow; I live at 4215 North White Lane in the trailers, and, you know, being just north of this area, and we knew the original owner of that property. We liked it where it

was pretty quiet. And as, you know, a family living there, you know, the reason why we moved outside the city limits to get as far away as possible, but things keep getting closer and closer. Well, with -- we feel having 32 of these small homes there, and that it -- that road, even though we say it's a major thing there, it's small. People slip slide all around constantly in that, and it's not very wide, and to add that much traffic and everything in that area would be extremely dangerous. And then there's -- you know, we're worried about our kids and everybody else's children there, too. So -- and my next part will be on 87-2025.

MS. GEUEA JONES: Thank you. One moment, please. Any questions? Commissioner Stanton?

MR. STANTON: So I'm assuming you don't like this current development?

MR. CROW: No. No, I do not.

MR. STANTON: Okay. Put yourself in the owner's shoes. What would you like? What would you do if it was you, and it was your land, and you were addressing someone like you, what would be a good compromise?

MR. CROW: Yeah. I think about -- so if I'm already out there and I -- and I'm buying an area where it's supposed to be outside the city limits, it's a little quieter and everything else, and it's a nice plot of land. That's what I would have bought it for. And I'm not a developer or anything like that, so if somebody bought it just for the simple reason of making money, that's not me.

MR. STANTON: Thank you.

MS. GEUEA JONES: Any other questions?

MS. ORTIZ: I -- I do.

MS. GEUEA JONES: Oh, sorry. Please, sir. Commissioner Ortiz?

MS. ORTIZ: How many manufactured homes are there in your, like, area there?

MR. CROW: In my area? I don't know exactly.

MS. ORTIZ: Okay. Okay. Thank you.

MS. GEUEA JONES: Thank you very much, sir. Next speaker on this case, please come forward. Thank you. Please state your name and address for the record and then --

MS. FERGUSON: My name is Denise Ferguson; I live at 5401 Axis Court.

MS. ORTIZ: You're going to have to move your microphone down.

MS. FERGUSON: Oh, I'm so sorry.

MS. GEUEA JONES: Thank you, Commissioner.

MS. FERGUSON: Did you hear that? Okay. Can you hear me now?

MS. GEUEA JONES: Good.

MS. FERGUSON: The property that we are talking about is actually directly behind my home. My husband and I bought our home eight years ago. At that time, Mr. Brown had a farm back there, and as the other gentleman said, it's a very quiet neighborhood. We love our neighbors. We all get along very well and we would like to see the zoning not as it is being requested. We would rather see

something like our own and incorporate it into our own Deer Ridge if that's at all possible. My husband and I oppose having 32-unit cottages on a five-acre piece of land because of the density. As the other gentleman mentioned, it is a narrow road, but he did not mention this. There are dump trucks and flatbed trucks that haul dirt and cars to the salvage yard beyond every day, particularly in the summer, two and three times a day, and they speed through there. So I think that the safety issue may be something that the Commission might want to look at. Barbed wire fence is around the whole perimeter. Again, it was a farm. The old guy that used to own it, he was a farmer. We understood that eight years ago when we bought our home. We were fine with Yuri having his barbed wire fence up there. It's rusted out, it's old, it's dingy. Children shouldn't be near it. I should know, I'm a teacher. We should be having at least the owner of that fence take that fence out. I haven't had any answer that said that that was going to happen, but it honestly should. Again, our yard, we back up to it. It's a narrow back yard, that 16-foot easement, yeah, that would pretty well infringe into us because when we bought it, we bought it on purpose to have a small yard. We're retired. We don't need that much yard. We have a lot of native plants out there. I plant it constantly. I invite anybody to come out and take a look, it's beautiful. I'll even give you a cup of coffee. Thank you.

MS. GEUEA JONES: Any questions for this speaker? Seeing none. Thank you very much, ma'am. Next speaker, please come forward. Going once. There we go.

MR. AREY: Hi. I'm Bennett Arey; I live at 5655 South Cordeville Court. I'm in real estate in town, and new construction and rentals, and in the real estate world, we're always looking for more affordable houses. I mean, that's what -- that's like a buzz word right now with everyone in town in real estate. And so as far as, like, affordable houses go, I think Jay showed some examples of what they would be priced at. Those are a very similar situation of what would go up there. It's more just getting to -- we're a growing city. I mean, there's no way around that, and I think this is a perfect opportunity to create more listings of houses that are at that \$250 prime kind of price point to, you know, help the growing town just grow and give opportunities to families as a turnkey kind of possibility, so -- and I think as far as, like -- I think there is maybe some worries about low income. I mean, the houses that are \$250,000, that's at least a \$2,000 rental. So, I mean, these are small families, single families or, you know, retired people that would be moving into this place. And I'm excited for it being in real estate, as an opportunity to have more opportunities for my buyers to buy actual affordable housing in town, so that's all I've got.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Commissioner Stanton?

MR. STANTON: The word "affordable house" is a trigger for me because I don't think that's really the intention. Logic, love it. Are these really -- are you involved in this, or are you just a neighborhood and you're just kind of voicing your opinion?

MR. AREY: I'm interested in helping the development, yes.

MR. STANTON: That's all I have. Just --

MS. GEUEA JONES: Okay.

MR. STANTON: -- be careful with that affordable housing word.

MS. GEUEA JONES: Any other questions for this speaker? Seeing none. Thank you very much for being here tonight. Next?

MR. TALLMAGE: Hello. My name is Allen Tallmage; and I live on Elder Drive, which is west of that property. I am concerned about the density of the lots, the homes that are going to put there. Cottages, I don't know the dimensions of the lots. I've heard that they were only 40-foot wide. A 40-foot-wide lot is not nearly big enough to create a living space for either -- a small growing family. I have concerns about the possibility that it may become a problem for the other residents who actually live out there. I've been there for 30 years. I like it. I have eight acres there. It's very quiet. I don't have any problem with anyone, and I can only see this becoming a problem for me and for the other residents that are there in that area who want to maintain that -- the distance from their neighbors. So questions for me?

MS. GEUEA JONES: Thank you. Any questions? Commissioner Stanton?

MR. STANTON: Thinking in consideration in your position, if you owned that land and someone was approaching you exactly like you're approaching us, what would be a win-win situation? Due to the fact I have a right to my land, I have a right to do what I want to do on my land. What alternative would you offer that would make you make it a win-win for both your position and the right to develop my land?

MR. TALLMAGE: I -- I -- yeah. My problem -- I have six and a half acres at the -- off of Elder Drive, and then I have six lots. I don't want to develop it, and I really think that this -- this development is going a little bit too far providing such a dense area for 32 families. I don't think there's anything out there that's like that anywhere. The lots are all decent sized. To make them 40 foot by 100 foot is -- my house sits on 100 foot by 100 foot, and even that is small. So -- and cottages really concern me. To me, that's not -- that's not really a -- I think that's a substandard living area or that it would become a substandard living area because they are so small.

MR. STANTON: Just for the record --

MR. TALLMAGE: Uh-huh?

MR. STANTON: -- I live in a 918 square foot house, three bedroom, one bath, for generations.

MR. TALLMAGE: Uh-huh.

MR. STANTON: I don't think it was substandard.

MR. TALLMAGE: How big is your lot?

MR. STANTON: I don't know, but my house is 918 square feet.

MR. TALLMAGE: Right. Okay.

MR. STANTON: Living space.

MR. TALLMAGE: But how close are your neighbors?

MR. STANTON: Probably about as close as this development is. I live in the central city. I live two blocks away from here.

MR. TALLMAGE: Yeah. Uh-huh.

MR. STANTON: That's smack in the middle of town, so -- I'm -- this is why I -- you know, said that --

MR. TALLMAGE: That's -- and that's -- and that's where you choose to live, and I understand that. But the people that live in this area aren't -- don't really -- I don't know of anyone who is interested in allowing this development to go on.

MR. STANTON: Thank you.

MS. GEUEA JONES: Any other questions for this speaker? I have a quick -- of course, you -- you said you live on an eight-acre lot?

MR. TALLMAGE: I have -- I have six lots. They're 100 foot by 100 foot, and then I have 6.5 acres that are on the south side of the lots.

MS. GEUEA JONES: So you -- you don't live in some of the built houses around here?

MR. TALLMAGE: No.

MS. GEUEA JONES: Okay. Okay.

MR. TALLMAGE: My home is the only home on Elder Drive.

MS. GEUEA JONES: Got it. Thank you very much. Anyone else to speak? Thank you, sir, very much for coming tonight. Appreciate you. Anyone else, please come forward.

MR. MELVIN: Hello. My name is Billy Melvin; and I live right across the street from Adam. I knew why Adam bought it, and I don't blame him for subdividing it. It's just I don't want to see a whole bunch of rentals where they rent it to Section 8, and then downsize the price of my land. And all the kids that will be there coming on my land. I've lived there for 40 years, and not once been broke into. But, like I say, I just don't want it to become a big hassle for me, and I don't know if there's any way that they can't make it where they make it Section 8. I mean, I don't care how many he puts in, but it's going to cause problems. I just don't want the problems to be mine.

MS. GEUEA JONES: Got it. Any questions for this speaker? Commissioner Williams?

MR. WILLIAMS: I probably should have asked Mr. Gebhardt this question, but since you have lived across the street for 40 years, I'll ask you, if you don't mind.

MR. MELVIN: Okay.

MR. WILLIAMS: Mr. Gebhardt showed a slide, you may have been in here and seen it, about what the property looked like when the house was built, and I'm gathering that the current owner is rather new to the property; is that correct?

MR. MELVIN: The current owner?

MR. WILLIAMS: Yes.

MR. MELVIN: Lives across the street from me.

MR. WILLIAMS: Yes. And he's new to the property? He just bought it recently?

MR. MELVIN: Yeah. He just bought it I don't know how long ago when Gary died.

MR. WILLIAMS: Okay. Okay. I just wanted to get clarity on how long he had lived there, and I figured you would know since you've lived there for 40 years, that --

MR. MELVIN: Yeah. Yeah. So -- but that's -- that's what -- I just don't want it to bring down having, you know, you've got 31 lots times some of them could have four kids, and I'm 71. I'm done with all the little kids.

MR. WILLIAMS: So I want to be delicate about this, and I -- I know these concerns come up. I -- I -- and I appreciate your -- your being direct with us, and I will say that I personally can't speak to Section 8 and how something becomes Section 8 or what have you. but it is difficult to predict the -- when a lot like this is -- the property is developed, is difficult to predict, you know, what the price point is going to be of the houses and what the mix of individuals living there is going to be, and I'm reluctant to go any further than that in discussing it, but I just would say that it's difficult and I don't think we can assume, as a Commission that just because a certain density is built, that it's necessarily going to result in particular problems that might be concerning as -- as possible outcomes for people living around the area.

MS. GEUEA JONES: That's very delicate, Commissioner Williams. Commissioner Wilson? Okay. Commissioner Stanton?

MR. STANTON: A Civil Group gave a presentation, and they showed basically some of the models that are considered cottage. And like the previous speaker, and I told them to be careful with the word affordable, these are not going to be that. They're under the \$250 -- maybe \$250,000 price point.

MR. MELVIN: Right.

MR. STANTON: I didn't hear rental, I heard sold. There is a big market for cottage for people of above 50. I don't want to call them elderly, but where they don't want a lot of yard.

MR. MELVIN: Right.

MR. STANTON: They just need just a certain amount of space to live. There's a very big market for that. These are not of size to raise a big family. Just the term cottage doesn't afford that size that someone raising a family would buy a cottage home if they had a bunch of kids. So I think the price points that they're looking for will probably be comparable if not superior to some of the houses that are surrounding -- in the surrounding area. I understand your concern with density. I think you have a lot of implicit biases that we could probably hash out with the -- with the developers due to the fact that you're neighbors. I think some of those questions you could ask the owner and the developer, the engineer, and I bet he could answer a lot of those biases for you.

MR. MELVIN: Yeah.

MR. STANTON: I think you would get a better answer and a better feel of realistically how -- what's going to go on out there.

MR. MELVIN: Well, I've been in the construction field. I kind of know what's going on. I just didn't figure he'd do that much. I figured maybe one lot on the south side of his house and maybe four or five on these over here, not 31. That's what I thought.

MR. STANTON: Thank you.

MR. MELVIN: And then the houses would be -- I don't know what she give for hers, probably

\$400,000, \$450,000, but, you know.

MR. STANTON: You don't have a problem with a half-million-dollar house, you just have a problem with the \$250,000 house?

MR. MELVIN: No. See, now you're making me sound like I'm having something against the rich people. I don't.

MR. STANTON: I'm just asking.

MR. MELVIN: I'm just -- we moved out there because we liked the school for my three kids, and I can do what I want. We have, me and my neighbor to the south of me, we have big 4th of July out there every year. I'm just -- I'm just stating that's what I thought this meeting was for, for me to state what, you know --

MR. STANTON: It is.

MR. MELVIN: -- instead of me being made out like I want rich people out there, I don't want rich people out there.

MR. STANTON: You just don't like the density.

MR. MELVIN: But I don't want -- if the \$250,000 is what everybody can afford, and somebody comes in and buys six lots, and then he starts renting them, I mean, you know, that's -- I'm going to be upset if it turns out the way I think it's going to turn out.

MR. STANTON: Thank you.

MS. GEUEA JONES: Sir, I -- excuse me. Sorry. I have a question for you.

MR. MELVIN: Okay.

MS. GEUEA JONES: So you -- you lived there before Cottonwood got built. Correct? There were no houses out there when you first moved out?

MR. MELVIN: Yeah. The only house out there was my neighbor to the south of me, and there was a little house across from me.

MS. GEUEA JONES: So when all of the houses that you see on the screen behind me, when those all started getting annexed into the City and built, did you have concerns then?

MR. MELVIN: No. Because I had Gary there.

MS. GEUEA JONES: You had a buffer?

MR. MELVIN: Yeah.

MS. GEUEA JONES: I see.

MR. MELVIN: All this land here.

MS. GEUEA JONES: I guess I'm just curious as to -- and maybe I'm just not getting it, but I'm curious as to why you think that these homes are going to be desirable to -- in a way that's different than the other homes. It's the same area. It's, you know --

MR. MELVIN: Well, okay. Like I say, I've been asked this question, so I have seen it --

MS. GEUEA JONES: -- I don't understand where you're -- uh-huh.

MR. MELVIN: -- and I wanted to speak it, so I'm not going to set up a fight.

MS. GEUEA JONES: I'm not trying to fight with you. I'm just trying to understand what it is that is making you think this going to be different.

MR. MELVIN: Because I've seen it happen. Like I say, 31 houses in that little land is a lot of houses.

MS. GEUEA JONES: Okay. So it's the density?

MR. MELVIN: Yeah.

MS. GEUEA JONES: Okay. Thank you very much, sir. Next person to speak? We usually only allow people to come up once, sir. I'm sorry. Anyone else to speak on this case?

MR. NEALE: My name is Kyle Neale; I live at 4301 Cottonwood Drive, which is directly to the east of this development, so it would literally be in my backyard. I don't -- I don't have -- I get why it's being developed. You know, it's his land, he can do what he wants with it. I -- I guess, like the others, I just have a problem with the number of homes. Thirty-two does seem like an awful lot for a five-acre lot, but I just question, you know, three years ago, we received a postcard that said they were only going to develop it into one-acre lots, five one-acre lots. I'd just like to know what happened to that plan, why did it suddenly turn into 32 cottage style homes or whatever they're proposing. I also would like to bring up that even if --if this is approved and everything and then all 32 are developed, I would like to point out that Wyatt Lane is, like the others have said, it's a -- it's a narrow road, it's not a -- it's a county road, so -- but, also, there are no sidewalks on that road, and the closest bus stop in that area would be at the corner of - - or at the round-about there at Ballenger and Mexico Gravel. So if there are people that, you know, if like Mr. Stanton had said, be careful with the word affordable housing. If these are considered affordable housing or whatever, these people may not also have means to a vehicle or anything, so they're going to have a long walk for public transit and things like that -- or public transportation. It's just a concern, you know, I have for them. But, yeah, again -- one other issue I have is just like others have stated, it's along my property line and it's just -- they're going to be very close. The back of the houses are essentially going to be, you know, 50 feet from my back porch or less. So again, that's just my problem and none of your all's problem, but those are -- those are the issues that I have wanted to bring up.

MS. GEUEA JONES: So I don't usually jump in line, but I'm going to here. Can you explain to me why you think that this is -- these homes are likely to be inhabited by people who need public transportation and don't have vehicles?

MR. NEALE: There -- I mean, I know there are some other people in our -- in my current neighborhood that they do utilize public transportation and things, so -- but they -- they generally use Ubers or things like that, so -- but, yeah. It's just -- it's just a concern, you know. It's, like, maybe -- I don't know who is going to move in there. I don't know what a person's situation is, but if they need to -- access to public transportation, it's going to be quite a walk. And like I said, Wyatt Lane is -- there's -- there's no sidewalks along that road or anything, so --

MS. GEUEA JONES: So you know people that live in your neighborhood now that don't have access to their own vehicle and --

MR. NEALE: Yes. They're -- they're mostly elderly people that either they don't have access to a vehicle, or they're just -- they can't drive.

MS. GEUEA JONES: And -- okay. I'm just confused as to why you think -- what it is about this piece of property that --

MR. NEALE: It's mostly -- I mean, I'm not -- like I said, it's any neighborhood. It's just a concern that I thought should be brought up.

MS. GEUEA JONES: There's no sidewalk, yeah.

MR. NEALE: Yeah. It's just a concern I thought it should be brought up. It's, like, it's -- it's going to be quite a walk for someone if they don't have a vehicle to -- to get access to public transportation.

MS. GEUEA JONES: Thank you. Any other questions? Commissioner Wilson?

MS. WILSON: Thank you, and thank you to those who made previous comments. I only want to make this comment. Columbia is a very interesting city. When I first moved here, I was married to Sam Robinson; he worked for Ped-Net, and so walkability in this city is huge. It's one of the main things that we strive for and drive toward, so a lot of times people are walking because they want to walk, not because they can't afford a vehicle. I think there's an assumption that I want us to avoid, making that assumption with what's going on with this zoning request. And so I think we should just stick with focusing on the zoning request. Although I do, I appreciate your notes.

MR. NEALE: Yeah. And I kind of thought of that after the fact, after I started talking, that maybe my concerns may be for the next case, not particularly this one, but --

MS. GEUEA JONES: Any other questions? Commissioner Placier?

MS. PLACIER: Oh, just to clarify, when Commissioner Stanton was talking about affordability, he was suggesting that was mis-applied to this -- these are quarter-million-dollar homes, and probably not for old --

MR. NEALE: Yeah. I was -- I'm not -- I'm not saying that these homes are affordable or not affordable.

MS. GEUEA JONES: Commissioner Ortiz?

MS. ORTIZ: I -- yeah. Okay. I guess it's a point of information. Am I allowed to make a comment or should it be --

MS. GEUEA JONES: We usually save them till Commissioner comments, unless they're specifically about something that this speaker said.

MS. ORTIZ: Okay. Okay. Okay.

MS. GEUEA JONES: Very good. Commissioner Brodsky?

MR. BRODSKY: And I wish I had asked this of all the neighbors that have spoken, but I'll ask this of you. If this rezoning proposal was for R-1, is that something that you would be in support of? Just trying to gauge, you know, where -- where is the density that those folks are comfortable with?

MR. NEALE: Like I said, I mean, yeah. We received this three years ago where it said they were going to do that to make it R-1 with five one-acre plots, and I'm not opposed to that. I think it's just the

density thing. It's just -- right now, I look out my back door and it's a pasture with a barn. And now I'm going to have to -- and possibly, if this goes through, I'll have to look out at 32 houses, so I mean, I get it. It's not -- if that's what you guys decide, that's what I have to live with, so --

MR. BRODSKY: And, you know, without going through a full-blown staff analysis, R-1, we might get 18 houses on this lot without the cottage style standards.

MS. GEUEA JONES: Any other questions? Seeing none. Thank you. Next speaker on this case?

MR. DINGWELL: Hello. My name is Riley Dingwell; I live at 4250 North Wyatt Lane. I do live in a double-wide on the backside. Right now, they're saying that they've checked and evaluated the water, and I guess the sewer systems. As of now, I think a lot of us out that way all have water issues during daytime runnage, sometimes our water will drop off -- it's a six-inch water main, so it don't get a lot to everybody out there, especially during the day use. The sewer system, as far as I know, is from a pumping station that goes all the way back to -- and I could be wrong -- back to the end of Leisure Drive that pumps to a lagoon. So to add, like, I guess 32 more units pumping to that lagoon, I'm wondering kind of what they're going to do with all that because that's owned by the City, also. And our water. And these guys that are talking about the road, it is right. The road is dangerous. You've got these concrete trucks or the dump trucks running back and forth up through there. The salvage yard is back there. He runs up and through there like crazy. There is nowhere for kids to walk, so if you have a bunch of kids out there, I mean, we do have some -- a few in the trailer court there, they have to be good enough for the buses to pick them up there, but when he said something about the R-1, I guess 18 is better than 31. And I just -- a \$250,000 home, when they built the other one back there by Spike and stuff, I think it's Spike Drive there, people weren't very happy about having to build back and buy them houses. When they bought them, I don't think they really realized what they were buying next to when they bought next to a trailer court. So, I mean, a \$250,000 home, if it was me buying it, there is no way I'd buy that home, not with the stuff that's on the far side of it. I wouldn't want to live in a \$250,000 home, so what I see is somebody getting stuck with a bunch of homes and having to rent them.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Seeing none. Thank you very much.

MR. DINGWELL: Thank you.

MS. GEUEA JONES: Anyone else to speak on this case? Just a quick show of hands, how many more people are there to speak on this case that haven't spoken yet? Anyone else who is planning to come up after this speaker? Okay. Thank you.

MR. MURPHY: Good evening, Commissioners. Kevin Murphy with A Civil Group, office is at 3401 Broadway Business Park Court. I want to address some of the questions that were asked possibly first.

MS. GEUEA JONES: Could you step a little bit closer to that mic?

MR. MURPHY: Sure.

MS. GEUEA JONES: Thank you.

MR. MURPHY: One of the former speakers had inquired about the barbed wire around the property. This was a rural property where barbed wire is allowed in the county on rural properties for livestock and whatnot. And when it comes into the City, barbed wire is not allowed in the City, so the barbed wire will come down. As far as Ms. Ortiz' question about the mobile home park to the north or 18 lots in there, roughly two point-three to two-point-five acres, that's a density of seven-and-a-half to seven-point-eight units per acre versus what we're proposing is roughly six-point-three units per acre. I would like to go to the picture -- wait. Wait. We don't have to show it, but anyway, it's 25 years ago where a lot of these folks had lived in -- in Deer Ridge and I don't know if there's other folks in Maryland Heights or Gold Star Farms or whatnot. Twenty-five years ago, these were all two, five-acre, ten-acre plus lots out here, and now they're enjoying their environment where it's much more dense than what was out there then. The -- the cost of land, the cost of building, the cost of everything is requiring smaller lots. I know Mr. Stanton doesn't like the word affordable. I don't know who can put a number on affordable, but if anybody is thinking sub \$200,000 for a single-family home, that's unattainable. What I would like to call what we're trying to do here is attainable housing. Again, if these were R-1 lots, they -- similar to what's in Deer Ridge right now, those -- those lots are going to -- those houses are going -- similar size houses, fifteen hundred, six feet -- square feet, are \$350,000 to \$390,000. So, again, this is more attainable. What we're trying to do is what the City wants to do, what the County wants to do, what the State wants to do, that the Nation wants to do is to provide more -- more affordable housing. The City worked very hard on these standards and we're utilizing in this. And as far as just a few years ago being four or five one-acre lots, once again, just the cost of development makes that unattainable in this area to be able to sell a one-acre lot and -- and build a house on it and to get your money back just doesn't work. As far as rental properties, I checked on the City's customer service website, in Deer Ridge alone, there's 16 rental homes, rental licenses. I'm jumping around here trying to read my scribbling as I was going on here, but we have a known price point here. You had asked about that, Commissioner Williams. Again, that goes back to what -- what we can provide here versus if we did bigger lots, what they're costing now. But these aren't going to affect property values in the adjoining neighborhoods, and again, the last speaker -- one last thing. One of the last speakers had spoken about the City sewer. This is not going to the lagoon that feeds the mobile home park. This is connecting the City sewer which has been determined by City utilities as more than enough capacity to serve this. As far as the water is concerned, again, I think the low-pressure issue is the water line within the private mobile home park and not the public line that we will be tying into, as far as that, so there's a neck down that feeds that as that mobile home park is 40, 50 years old, and doesn't quite meet today's standards. But that's all I have. If anybody had any questions, I'll be happy to answer them.

MS. GEUEA JONES: Commissioner Stanton?

MR. STANTON: I'm not a real estate agent, but --

MR. MURPHY: Neither am I.

MR. STANTON: -- if I was determining the property value, don't I take a comp of surrounding properties?

MR. MURPHY: Similar properties.

MR. STANTON: So if this is developed and I'm building \$300,000 homes, that is part of the calculation of my property if I live around this area. So I'm not a real estate agent, but I'm thinking a property value would probably go up; right -- in theory?

MR. MURPHY: As far as I know of it, that is part of the computation in that, but the other thing is comparable properties, so they would look at comparable house sizes, comparable lot sizes, and things of that nature. But they do look at the overall picture of the area, as well, and you're right.

MR. STANTON: But once --

MR. MURPHY: Once again, this comes up many, many times, and I -- I know of no development that has ever brought property values down in this town as everybody says that's going to happen, that's going to happen. I wish somebody would really dig into that, and if I had the time, I would do it, but nobody is paying me to do that, and I've got my own bills to pay. But I guarantee that in my experience, that has never happened in this town.

MR. STANTON: Thank you.

MR. MURPHY: Thank you very much.

MS. GEUEA JONES: Commissioner Williams?

MR. WILLIAMS: Mr. Gebhardt had said that the process here was to do the -- you go through the approvals and then -- and then sell the lots to a developer. And so although I understand what the comps were that were shown on the screen, there's no way for you to provide any certainty of what's going to go on these plots. Correct?

MR. MURPHY: First of all, Adam -- Adam is taking a big risk and spending a lot of money to take the legwork out. There are a lot of developers that don't want to go through this hassle. They don't -- you know, he's taking all that risk, and if he can hand them something -- construction plans, the approval for this, it's a golden ticket. He's handing a golden ticket to somebody and these -- these are being currently being built around town, and these are the prices they're getting, and I don't see anything getting any less expensive. I'm sorry. I want to talk about tariffs and the cost of lumber and the cost of cement and everything from other countries, it's -- it's -- we're lucky if it's not going to get worse.

MR. WILLIAMS: I guess my point is that --

MR. MURPHY: But housing is needed, needed, needed.

MR. WILLIAMS: I understand. My point is just that you could hand someone a plot full of lots, but you could build a \$500,000 home with all of the best accoutrements on that lot, or you could build a bare bones house on that lot, which costs something less, and I won't speculate what that would be, and all I'm saying is that it's difficult, as it's been to me before by developers when I've asked what's going to go here if we zone it this way, and I get told I can't tell you what it's going to be because it could change. And so I just want to say the only thing we can be certain of is, if we approve the R-2 and then we

approve the plot, we can be certain that there is going to be certain lot sizes on this piece of land. We can't say what is going to go there and how well it's going to sell. And so I say that both to you and to others, again, these could be \$500,000 premium small houses that people buy because they want to live outside of the city. They could be much lower cost that attract a different buyer. They could be built and not sell, and they can become a bunch of rental properties, and there is no way for any of us to know what that is. And so I just am saying that broadly to everyone is that we can't assume what that outcome is going to be, and we can't, with any certainty -- just like we can't certainly say these are all going to be houses that attract, that are, you know, \$150,000 if you can build that -- I don't know. But we can't say that they won't be this other thing either. And so I'm just -- the question was really designed to try to elicit that point, and I apologize, maybe I should have said it more directly, but there is no certainty about what this is going to be, and that applies both to the position of the person -- of the petitioner, and it applies to those who are sitting here and being concerned. And so that's my comment.

MR. MURPHY: Commissioner Williams, if I may interject on that. I can guarantee that there will be no house that can in any possible way go in on this for less than \$250,000. That is just a fact of life that it is not. And I can also guarantee there is no house that's going to be \$500,000 that's going to be built on -- on these type of lots. I can guarantee you that.

MS. GEUEA JONES: Okay. Any other --

MR. MURPHY: But anyone can guarantee that. You may ask Mr. Arey, the realtor, that deals with -- yes.

MS. GEUEA JONES: Any other questions, Commissioner Walters?

MR. WALTERS: Just to clarify a point that I must have missed earlier regarding the sidewalk question that someone brought up. Now looking at this plat, if I can read it properly, it looks like there's 585 feet of frontage on Wyatt?

MR. MURPHY: Correct.

MR. WALTERS: Now with this -- and then all this, the City requires sidewalks. But does sidewalk go -- be deferred until that Wyatt was improved, or would the sidewalks go in as the lots are built?

MS. GEUEA JONES: We'll probably get to that in the next case.

MR. WALTERS: In the next part. Okay. All right.

MS. GEUEA JONES: Yeah. Yeah. Thank you very much, Mr. Murphy. Unless there is somebody else? No? Thank you very much.

MR. MURPHY: Thanks, folks.

MS. GEUEA JONES: Next person. I think we have one more to come up.

MR. CHERRINGTON: Hello. Dave Cherrington; I'm also with A Civil Group. I knew the plans for all of this, but aside from the work aspect of it, just looking around in here, I'm one of, if not the youngest person in here, and I am looking to own a home here in the foreseeable future, hopefully. But, you know, like Kevin said, with everything, it just -- everything just keeps going up, and it's harder and harder to buy.

I don't want to live in the middle of the city. I don't want to -- you know, I don't want to spend \$1 million because I can't -- I can't afford that. But with some of the houses that we showed that were around the \$250,000 mark, that's kind of where my mark is, and we talked a lot about how, you know, the 50-year-old and up, you know, like this would speak to them, but it would also speak to people of my age where, you know, I'm done with school, but I'm also a functioning member of society where I'm trying to get a start on life and, you know, I don't necessarily need a huge yard yet, and I can't afford a huge yard yet, but this is a type of development that I think that we're really lacking here in town, but also speaks to a lot of people who may not necessarily come to these meetings hardly ever, so --

MS. GEUEA JONES: Thank you. Any questions for this speaker? Seeing none.

MS. ORTIZ: I don't know about --

MS. GEUEA JONES: Ms. Ortiz, go ahead.

MS. ORTIZ: I don't know about youngest, but --

MR. CHERRINGTON: One of.

MS. ORTIZ: Just kidding. Sorry.

MS. GEUEA JONES: Thank you. Anybody else? Thank you very much for being here tonight. Last call. Anyone else who wants to speak on this case. Seeing none, we'll close public comment on the zoning question.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Again, as a reminder for my fellow Commissioners, this is zoning. We'll talk about the actual layout and platting in the next case. Any Commissioner comments? Commission Ortiz?

MS. ORTIZ: Oh. No.

MS. GEUEA JONES: Okay.

MS. ORTIZ: Yeah. Sorry.

MS. GEUEA JONES: Sorry. I thought you had said you had a comment earlier.

MS. ORTIZ: Oh, I did. I did have a comment. I just appreciated the comment about public transit. I love to hear that come up in conversations about housing. I think that's important. But, like my fellow Commissioners have said, this might be construed as affordable, but attainable might be a better word because I think the folks that are looking at moving to this area are not the folks that are relying on public transportation due to their income. If anything, it would be more hobby or like Commissioner Wilson said, out of like sport or recreation. I appreciated that that was brought up, though, in this conversation. Thank you.

MS. GEUEA JONES: Thank you. Commissioner Stanton?

MR. STANTON: I'm going to give you a HUD form of what affordable is. Affordable is 30 percent of your income on your housing expenses. It doesn't matter income, 30 percent of that makes -- is what you're afford -- what you can afford. So whatever these houses are, affordability depends on 30 percent of your income. That's the definition of affordable. It's a scale. It doesn't mean Section 8, doesn't mean

rich, doesn't mean poor. It means 30 percent of your income is what you should be spending on your living expenses. Anything -- a lot of us live above 30 percent. That's called house cost burden, but 30 percent of your income is affordable to you. That's the definition of affordable housing.

MS. GEUEA JONES: Any other Commissioner comments? Commissioner Brodsky?

MR. BRODSKY: Just want to express my support for this rezoning to R-2. There is a fair amount of R-2 zoning to the south and southwest of this property along Ballenger primarily, so I don't see this as a single-family home exclusive area. But this has been informative for me as a Commissioner, as we are going through these cottage development standards that we want to, you know, I think encourage these types of developments, and maybe we need to give some more thought to not only making these developments -- I don't want to say easier for the developers, but that, you know, they don't have to go through this multi-step process and it's more of an administrative function. But we probably need to give some -- some thought to how we make these more palatable to existing neighbors because there seems to be quite a bit of conflict around that. And I will note, being a little cheeky here, but one thing I have not heard anyone say is that more variety of housing types would make this more palatable for folks.

MS. GEUEA JONES: Mr. Stanton?

MR. STANTON: Ms. Loe had --

MS. GEUEA JONES: Oh, sorry. Commissioner Loe?

MS. LOE: That comment may come up when we talk about the plan versus the zoning, so let's see.

MS. GEUEA JONES: Okay.

MS. LOE: A couple comments. First, I appreciated the comment on sidewalks because I thought of that when I was reviewing R-2 zoning for this, because you're bringing more residents to a neighborhood, and one of the things I think about naturally regardless of income level is how they're connected to the rest of the community. And I agree that Wyatt Lane is challenging for pedestrians and finding your way to public transportation. So for me that was actually a mark in the negative column for putting a higher density project on this -- at this location. That said, this project is zoned R-S in County, and R-S does allow a 7,000 lot for single family, so this could be rezoned, or it could be platted without rezoning. It also -- R-S in the county with a conditional use permit, allows for two-family dwellings. So you could potentially achieve a comparable density in the County with a conditional use. So I understand we're on the border, and we have County coming up against City, but I -- I do think there is some comparability, and this plat has not been developed to the ability it is currently zoned to, and this request is asking to go one step further, which I don't feel is a reach beyond where it is now. So I do think I support the zoning.

MS. GEUEA JONES: Commissioner Stanton, and then Commissioner Williams.

MR. STANTON: Mr. Gebhardt has been the pioneer on several projects concerning cottage developments. We talk about it here. We talk about density. I'm sorry he has to go through this, but he's got to be the pioneer and take the shots, the first shots until we -- you know, till this becomes more

common. But this is what urban planners, City planners are looking to do. We have to -- the cost and all that stuff are causing developers and I, too, pour commercial concrete all day, every day. Don't let the sweater fool you. So there's got to be a point where we walk the walk and talk the talk, and this is where we are. I feel that if you put this anywhere, it was going to be a problem because it's new, it's provocative, it's all of that, that's why we're talking about it in work session now. This is new to us in America, and Europe and everywhere else in the world, they do this all the time. This is new to us here. And I plan to support it just for the fact that he gave it a shot, and, you know, we'll have to see if he -- what I heard from the presentations, that these will be sold. If he makes me a liar, then the next time Mr. Gebhardt comes up here with a cottage, I'm going to say heck, no, because you didn't -- you didn't pioneer this and make this what you said. And I will look him in his eye and I will hold him accountable for everything I give him the grace to try to develop, and if he lies to me, then he won't have my vote the next time he comes up here with a cottage development. That's part of being a pioneer. This is where the world is -- we have to -- we have to be more dense. Yes, I understand it's on the edge of the county. I get it. I understand that the neighbors -- and that's the reason why I say watch that word affordable housing. It just creates a whole other conversation that wasn't even necessary in this -- in this discussion, because affordability is a formula, and I just told you that formula, and it really -- it really boils down to how much I can build for X amount of price point and that's just the reality of where we're at. So good luck, Mr. Gebhardt, and keep taking these bullets, and maybe this will pass, maybe it won't. I don't know. But we need to keep walking the walk and talking the talk.

MS. GEUEA JONES: Commissioner Williams?

MR. WILLIAMS: I think that -- I'm planning to support it, and the plot, to me, is -- I understand we have to discuss that, but, as I understand it, with the R-2, you could build the same amount of houses, you just change the layout so -- and the density issue is really being decided here. It's just a matter of whether you put the walls together or whether you keep them separated and put grass in between is really the second question. So, you know, I agree this is -- this is the vision that we've set out is to create the opportunity for more people to own homes and -- or to just live in homes in the city. And so I understand and I empathize and in some way regret always that -- that it creates friction and discomfort for existing property owners. I completely understand, especially those who -- who look out on this property why they would not want something other than what is here or something that's less dense. I think everyone enjoys looking out towards nature. So it's certainly not without a degree of appreciation and empathy for -- for those who live nearby. But again, there is no way of us looking at this and saying this is going to be a problem. All we know is that there is going to be a certain number of houses, yet I can't say in good conscience that that number of houses is going to create problems. So I intend to vote to approve.

MS. GEUEA JONES: Anyone else? Commissioner Ortiz?

MS. ORTIZ: Yeah. I also intend to support this. I think that given the zoning of property surrounding, especially the fact that there is manufactured homes just north that there are people here

from that community that live in a dense community already, I think that really sells it for me that it's working how it is now in that area, given the density, and they don't think it would be inappropriate to have a higher density area there, as well. Thank you.

MS. GEUEA JONES: Anyone else? Commissioner Stanton?

MR. STANTON: If my colleagues do not have any other questions, I'd like to entertain a motion, Madam Chair.

MS. GEUEA JONES: I have something else. I do. Is that okay?

MR. STANTON: Oh, all right, ma'am. Yes, ma'am.

MS. GEUEA JONES: Thank you. Appreciate it. I -- I think that the unknown is scary, and I think that change is scary. And I understand that folks moved out to this part of the county because they didn't want neighbors, essentially. I get that. I think in the staff report, we heard that several of these lots were eight-acre lots or more. But the way of life has changed, and I personally am disturbed by the assumptions that a lot of people are making, and I'm not going to assign motivations to those because that would be just as assumptive on my part. But I -- I think that folks are thinking in worst case scenario, and they aren't considering a couple of important factors, one, that over the last I would say probably 20 years, maybe 25, this area has already grown in density significantly, and that a lot of those homes are probably the same level of lot coverage that you're going to see with cottage. They're very large homes on minimal size lots. A lot of those homes are in the 1,500 to 1,600 square foot range, too, on lots that are, you know, minimal setbacks around them. So I'm not sure how we get to this is the one that people are upset about, especially if you look at some of the spacing of the homes on Leisure, like, those are close together on small lots. That's a community. You can tell. You all talk to each other. So I'm struggling to see how we get to this is going to be something different. And to Commissioner Williams' point, even if cottage doesn't get approved, even if, for some reason, the plat doesn't get approved, if this is R-2 or R-1, you're going to see similar levels of density to what they're wanting in cottage, because this is going to be built out to the maximum of whatever it can be because we are in desperate need of housing in our city, and this area of the city is going -- or this area of the county is likely going to get annexed. If you look at the map, we've already gotten to a point where we're creating islands. Those are likely to get absorbed. And I think doing it in a way that is forward-thinking and in small chunks and cautious is the way to go, and this is a relatively small chunk and cautious, and a way to see does this work. So I would just -- I would just say that I think that for those of you that are here tonight that are worried about what is going to happen here, and who may move in here, you can't control who your neighbors are ever. You can't control who your neighbors are if you move into a new place, and can meet all of them because those folks are going to move. I -- I think that rather than coming at this from a viewpoint of worst-case scenario, it would behoove us all as in our lives we see change, to think about what's the best-case scenario. Who could move in here that we might actually like, and try to come at it from -- from that viewpoint, and I -- again, I'm trying really hard not to attribute motivation to some of the things that I've heard, but I think that people are making assumptions about who their new neighbors are

going to be in ways that are harmful to everyone involved, and would encourage you to think about who the best person could be that would move in there, who you would like to see move in there, and how would you feel about 32 houses if it's, you know, your ideal neighbor, you know, someone who goes to church with you or something. But that's -- that's all. And I know I don't usually pontificate like this, but I think it's worth saying because I was disturbed by some of the tone tonight, and not from just any one person, it was several. Anyone else? Commissioner Williams?

MR. WILLIAMS: Just a comment to the City staff which can be answered or not answered. It just seemed like there was a lot of concern about the -- just the road itself. I don't -- I didn't notice in the -- the written report maybe mentioned it orally about whether a traffic study was conducted or what have you. But assuming that this all moves through, it seems like there has been a universal concern about that road and its current condition, and adding additional traffic to it on a daily basis, which would only have one direction to go, which is south. So, you know, if you're leaving the neighborhood or coming in, so to the extent that can be forwarded on as a concern within the relevant City departments, I think it's worth -- worth raising.

MS. GEUEA JONES: Anyone else? Commissioner Stanton?

MR. STANTON: Madam Chair, I would like to entertain a motion --

MS. GEUEA JONES: Please.

MR. STANTON: -- if my colleagues are done with the questions. As it relates to Case 86-2025, 4100 North Wyatt Lane permanent zoning, I move to approve the permanent zoning request to R-2 zoning district upon annexation.

MS. GEUEA JONES: Is there a second?

MS. ORTIZ: I second.

MS. GEUEA JONES: Motion made by Commissioner Stanton, seconded by Commissioner Ortiz. Is there any discussion on the motion? Seeing none. Commissioner Williams, when you're ready, may we have a roll call?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Wilson, Mr. Walters, Mr. Brodsky, Ms. Ortiz, Ms. Placier, Mr. Stanton, Ms. Geuea Jones, Mr. Williams, Ms. Loe. Motion carries 9-0.

MR. WILLIAMS: Nine yeses and zero nos.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. For the platting action on the same property.