

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
July 24, 2025

Case Number 207-2025

A request by A Civil Group (agent), on behalf of J Kaplan Properties LLC (owner), for approval of a new PD (Planned Development) plan associated statement of intent (SOI) and preliminary plat to be known as Alan Creek Estates Plat 1. The new PD plan and SOI would permit the development of the site with 55 single-family attached dwellings and a community building. The approximately 5.2-acre subject site is currently zoned PD and is located northwest of the intersection of McKee Street and Alan Lane, and includes the address 1805 McKee Street. (This item was tabled at the July 10 Planning Commission meeting to correct an advertising error made by the Columbia Tribune.)

MS. GEUEA JONES: 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 new PD Plan/Preliminary Plat to be known as "Alan Creek Estates Plat 1" and its associated site-specific Statement of Intent (inclusive of all requested design exceptions), subject to technical corrections.

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. Are there any questions for staff? Seeing none. We'll open the floor to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Please come forward, state your name and address for the record, six minutes for the applicant and a group, three minutes for individuals.

MR. GEBHARDT: Good evening. Jay Gebhardt with A Civil Group. Thank you, David, thank you, Pat, for the report. Again, this is very similar to the previous one, and there is a lot of similar reasons of why we're doing this. The only difference is this is already zoned PD. So I have had correspondence with a couple of neighbors. We did hold a neighborhood meeting at the church, and had two people come. They just had questions. Cara is -- lives to the west of us. She has some severe drainage issues that the -- actually the City contractor is under -- out there now -- materials are out there and they're actually building it now. And we're working with him to do some improvements to their -- the City's plans in order to take care of Cara's issues out there. And then I have also spoke to Judy, and she's here tonight, and she can speak about her concerns for this. But other than that, it's, again, a -- oh, the other thing is is there is this community room on this plan, and that is being created in conjunction with Love

Incorporated so that they can have a place to hold classes and have their -- do what they do, and have an area that's outside of downtown that's in this area that could serve the entire neighborhood, not just this development, so does anyone have any questions for me?

MS. GEUEA JONES: Thank you. Any questions for Mr. Gebhardt? I had a quick question, and I know it was probably in the staff report. Refresh my memory. What -- what acreage will be left open because of the flooding, flood plain, floodway issue?

MR. GEBHARDT: That's a question I can't answer. David, do you know the answer?

MS. GEUEA JONES: I don't know if anyone actually did the calculation.

MR. KUNZ: I did not the exact --

MS. GEUEA JONES: Okay. That's fine.

MR. KUNZ: Yeah. I think, like, it looked like a third or so.

MR. GEBHARDT: It's over -- it's over three acres of the site.

MS. GEUEA JONES: I was going to say, it's, like, a third. It's -- yeah. Yeah. Okay. Thank you very much. Anyone else? Sorry. Commissioner Ortiz?

MS. ORTIZ: When did you start working on this project?

MR. GEBHARDT: I actually had started working on it, but with this client, I've started probably last fall --

MS. ORTIZ: Okay.

MR. GEBHARDT: -- would be accurate. I don't really remember.

MS. ORTIZ: Do you know why it expired, the LPD plan? Was there, like, interest in developing it at that time or --

MR. GEBHARDT: Oh, that was in 2000.

MS. ORTIZ: Okay.

MR. GEBHARDT: I was talking about Bill Crockett. I wasn't -- I wasn't involved in that, and so whatever happened, they just never built it and nothing was built, so, technically, when you don't start a plan, it -- there's a time period, and after that time period, it expires.

MS. GEUEA JONES: Anyone else? Okay. Thank you, Mr. Gebhardt.

MR. GEBHARDT: Thank you.

MS. GEUEA JONES: Next person, go ahead and come forward. When you get up here, state your name and address for the record.

MR. ACTION: I'm James Action; I live at 4407 Oriole Lane.

MS. GEUEA JONES: We're going to -- hang on just a minute, sir. We're going to see if we can get microphone any closer to you.

MR. CRAIG: There you go, sir.

MS. GEUEA JONES: Thank you, Mr. Craig.

MR. ACTION: My name is James Acton, and I live -- I live at 4407 Oriole Lane. You're talking about the flood zone there. I can tell you all about it because I lived out there for 50 years, and that's

always flooded on Oriole Lane and on the property that's over -- that's what I'm talking about. It's got a ditch down through there. It's on McKee Lane and there's no protection, no whatsoever on that -- it washed out the dirt and that's it. And I had a house burned on my lots that I lived at. And I don't consider putting houses over on that lot that's over on the other side of the fence over there beside of me. That's a bad area. You see people running up and down the streets all the time with guns and this, and that and the other. I don't like that, and I would not build a house back there if I had a chance to do it. I wouldn't sell that property, but they -- over the fence there they don't -- them people over the fence, they don't want it back. They want to steal it. They want \$13,000. That ain't no money. And I want \$50,000 for this. There's two lots there. I want \$50,000 for them. And if they want to pay that, that's all right. But don't -- I will not sell them to nobody because I don't owe nothing on it. I don't want nobody taking it from me, and I'll keep that land. And there's a driveway going down to -- (inaudible) -- right down beside my property. And they say I cannot use that for getting back to my property. I don't know what the deal is with that. I've been there 50 years. You know, why can't I use that entrance at the back of my property?

MS. GEUEA JONES: Thank you, sir. I know you were talking about the flooding. Does it flood all the way up to Alan Lane, or is it on the other -- on the back side?

MR. ACTON: No. I don't flood all the way up, but it floods -- there's a house in front of me -- coming in one day, there was some kids -- some boys lived there, and they were out there in a boat -- boating right in their yard. And the water had been running through their carport. If it had been that much further, it would have been inside the house. That drain going down through there, just a little dirt ditch. That's all it is. And there's a culvert across the board -- not board, the road there. And that thing gets stopped up with trash and stuff and it floods everything. And they've worked on that two or three times, and it does no good. Thank you.

MS. GEUEA JONES: Maybe we can make them do it better now. Any other questions for this speaker?

MR. ACTON: They're working on it out there now. I go out there and get my mail out there and everything. But they -- I said you people are just bumping your gums. Thank you.

MS. GEUEA JONES: Anyone else? Thank you very much, sir. Next speaker.

MS. JOHNSON: Good evening. I'm Judy Johnson; I live at 1516 McKee Street, just up the road from where this development is going to happen. And my concern is the density. You know, they're planning the density according to the full five acres, and not -- and it seems like they're cramming a lot in, you know, when there's less acreage to put in, there's not a full five acres for them to build in. And I was told there's probably going to be a couple of water retention areas built also. I drove by McKee down Alan today and I noticed that the homes that were on the west side of there are lower, so I'm sure they'll have to do a lot of landscaping or something, you know. But since they added in those extra four streets, the parking and all that, there's going to be quite a bit of runoff in that area, I believe, for them to handle. I'm not sure exactly what they're doing on Alan Lane right now. They're doing some drainage. I don't know if they're putting drains in or sewer, or what they're doing because there's being some work done on

that street right now, and whether they're going to put curb and gutter in or what -- what all is going on down there, and I don't know if you all happen to know what's -- what that possibility is going on.

MS. GEUEA JONES: Yeah. I don't, but that's -- that would be Public Works, and I'm sure we know what they're doing over there.

MS. JOHNSON: Okay. Yeah. But the main concern was the density, you know, and not taking into consideration that the flood plain, it's not built, you know, they can't build on that, and they're adding all these extra buildings because, you know, thinking about that.

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

MS. JOHNSON: Thank you.

MS. GEUEA JONES: Anyone else to speak on this case? Last call. Okay. We will close public comment, and go to Commissioner comment. Any Commissioner comments on this case? Commissioner Ortiz?

MS. ORTIZ: So I just looked it up and if you go to Como.gov, and look at the capital improvement project search, you can look by -- by street, and it has Alan Lane as under construction right now. So you can find more information on there if you want to see what's going on on your street.

MS. GEUEA JONES: Thank you, Commissioner. Any other comments from my fellow Commissioners? Commissioner Brodsky?

MR. BRODSKY: Just briefly. And in support of this project, much like the first one that we saw this evening, and I do hear the -- it sounds like there is an ongoing stormwater concerns in the area. But I -- you know, we've done a very -- I think we've done a very good job with our stormwater ordinance, and the gist of that -- those ordinances is that any new development won't add to any stormwater issues. So -- so I'm comfortable with -- with this development as it's proposed.

MS. GEUEA JONES: Anyone else? I would just add briefly that this kind of, you know, middle housing, workforce housing, we still allow people to buy a home in a reasonable price bracket. It's something we desperately need in this City, and I think that this plan has a lot of protections built into it around the environmental issues, and I hear the concern about the fact that, you know, a good portion of it is not going to be developed, so you're going to have a more dense on one end of it. But part of the density calculation is about traffic on the streets and that sort of thing, and so I think that this is probably a really wise use of this property in a way that our City needs right now, so I'm supportive of it. Commissioner Stanton?

MR. STANTON: I also like the design and plan to support the project, but I just definitely want to make sure we don't go down that rabbit hole of affordability. It looks affordable.

MS. GEUEA JONES: I did not say affordable. I did not say affordable.

MR. STANTON: It looks obtainable. I don't want to -- every time I hear that, I'm going to go off because I want to make sure that that's not how this is going to be advertised, because that might not be the case, ma'am.

MS. GEUEA JONES: I did not use that word.

MR. STANTON: The appearance of maybe.

MS. GEUEA JONES: Smaller lots. Anyone else? Commissioner Walters?

MR. WALTERS: Yeah. I was going to add some comment regarding the concerns about the flooding that have been brought up. On the City's website, it says the current system includes two inlets at about 150 feet of pipe that is no longer sufficient for drainage. The stormwater project would replace the current infrastructure with five new inlets and about 450 feet of -- (inaudible) -- water pipe, so kind of explains a little bit of what's -- the residents are seeing happening right there.

MS. GEUEA JONES: Thank you for that, Commissioner.

UNKNOWN AUDIENCE MEMBER: (Inaudible).

MS. GEUEA JONES: I'm sorry. I -- we can't, but if you want to hang out just a minute. Anyone else? Seeing none. Would anyone like to make a motion? Commissioner Stanton?

MR. STANTON: Madam Chair, as it relates to Case 207-2025, I move to approve the request for the new planned development, or the new planned development plan, associated statement of intent and preliminary plat to be known as Alan Creek Estates Plat 1, subject to technical corrections, if necessary.

MS. ORTIZ: Second.

MS. GEUEA JONES: We have a motion from Commissioner Stanton, a second from Commissioner Ortiz. Is there any discussion on the motion? Seeing none. Commissioner Brodsky, may we have a roll call.

MR. BRODSKY: You may.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Darr, Ms. Ortiz, Mr. Stanton, Ms. Geuea Jones, Mr. Brodsky, Ms. Wilson, Mr. Walters, Dr. Gray. The motion carries 8-0.

MR. BRODSKY: The motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council.