

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

Case Number 184-2025

A request by A Civil Group (agent), on behalf of Heart2Home Realty LLC, (owner), for approval to rezone 2.01-acres from R-MF (Multiple-family Dwelling) to PD (Planned Development) with an associated statement of intent and planned development plan known as "Vanderveen Village," which would permit the development of the site with 20 single-family attached dwellings. The approximately 2.01-acre subject site is located northeast of the cul-de-sac of Arctic Wolf Court, and includes the address 203 Arctic Wolf Court.

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:

1. Approval of the requested Statement of Intent and PD rezoning from the R-MF district; and
2. Approval of the PD plan to be shown as "Vanderveen Village" inclusive of the identified design exceptions.

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. I have a quick question for legal. Because the design adjustments are part of the plan, we don't have to vote on them individually. Correct?

MR. CRAIG: That is correct.

MS. GEUEA JONES: Okay. Thank you. Just making sure. Any questions for staff? Seeing none. We will open the floor for public hearing.

PUBLIC HEARING OPENED

If any member of the public would like to speak on this case, please come forward. State your name and address for the record. I give six minutes to the applicant and groups and three minutes to individuals. Good evening.

MR. GEBHARDT: Thank you, Sharon. And thank you, David. Thank you, Pat., My name is Jay Gebhardt, I'm a civil engineer with A Civil Group here in Columbia. I'm here tonight representing a group of heart doctors, hence the name Heart2Home, and they are looking at building these. This is a pretty straightforward request from my point of view, and staff has done a good job of explaining why we've come this route, but I know that maybe Sharon, in particular, would have a question why we're going with planned district and not staying with the R-MF that we have. And the simple answer is is that what we want to do is not possible under the existing UDC's R-MF. And so going to the Board of Adjustment is -- is a non-starter for us because the hardship that we would have to prove is self-created, and so there is

no -- there is no basis for a variance from the Board of Adjustment. So that's -- and so a PD is the vehicle that is best suited for this. The reason we're not -- we're putting these on individual lots is so that they can be -- can be sold separately, and we could do that with a condominium survey, but condominium survey loan -- getting a loan for that is more difficult, more expensive. And so if we can put these on these what I call postage-stamp lots, we're able to do this as a Freddie or Fannie loan, so it's just like building -- buying any single-family home. So that's -- that's the purpose of this doing the lots and the lots is the purpose for the PD, and that's why we're here tonight with this. If anyone has any questions, I'd be glad to answer them.

MS. GEUEA JONES: I think you've appeared in front of us too many times. You answered all my questions before I could ask them. Any other questions for this speaker? Seeing none. Thank you very much for being here tonight.

MR. GEBHARDT: Thank you.

MS. GEUEA JONES: Any other members of the public to speak on this case, please come forward. Seeing none. We will close public comment and go to Commissioner comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comments on this case? Commissioner Stanton?

MR. STANTON: Do I see two motions or all this in one?

MS. GEUEA JONES: I believe all in one.

MR. CRAIG: That will be fine, yes.

MS. GEUEA JONES: Yeah. As stated in the slide. Are you ready for a motion, sir?

MR. STANTON: I would, Madam Chair, if my colleagues don't have any further questions.

MS. GEUEA JONES: Please.

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

MR. BRODSKY: I'll just make one quick comment. You know, recognizing what Mr. Gebhardt said that, you know, town home developments just aren't really possible in Columbia right now the way the UDC is built -- or written. When we do get to a point where we're starting to look at the UDC, that might be something that we want to consider making possible so we're not shoving people into planned.

MS. GEUEA JONES: I'm also wondering if our small lot changes might not fix some of this, maybe not all of it, but potentially some of it, so -- any further Commissioner comments? If not, we'll go to Commissioner Stanton. Commissioner Stanton?

MR. STANTON: Thank you, Madam Chair. As it relates to Case 184-2025, I move to approve the rezoning to PD, PD plan associated statement of intent, and preliminary plat named Vanderveen Village.

MS. ORTIZ: Second.

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

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.