



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 21, 2025

Re: 203 Arctic Wolf Court – Final Plat (Case #128-2025)

## Executive Summary

A request by A Civil Group (agent), on behalf of Heart2Homes Realty LLC (owner), for approval of a 1-lot final plat of R-MF (Multiple-family Dwelling) zoned property, constituting a replat of Lots 631-633 of Vanderveen Crossing Plat 12, to be known as “*Vanderveen Village Plat 1*”. The approximately 2.01-acre subject site is located directly southwest of the intersection of North Providence Road and Smiley Lane, and includes the address 203 Arctic Wolf Court.

## Discussion

A Civil Group (agent), on behalf of Heart2Homes Realty LLC (owner), is seeking approval of a 1-lot Final Plat to be known as “*Vanderveen Village Plat 1*”. The subject site contains 2.01-acres of vacant land and is located southwest of the intersection of North Providence Road and Smiley Lane. The subject acreage is comprised of three lots that are zoned R-MF (Multiple-family Dwelling) and sought to be consolidated into a single parcel in advance of development. The combined acreage, given the site's present zoning would permit a maximum of 34 multi-family dwelling units to be constructed on the site. Single- and two-family dwellings would also be permitted at a lesser density.

It is worth noting that a concurrent request (Case # 184-25) has been submitted seeking to rezone the acreage to PD (Planned Development) with a development plan. The development plan illustrates the site being improved with 20 attached single-family dwellings in five buildings containing four units each. The rezoning request is tentatively scheduled for Planning and Zoning Commission consideration at their July 24, 2025 meeting.

The submitted replat does not require any right-of-way dedications, as the plat recorded in 2003 dedicated sufficient roadway width to comply with the UDC standards for Providence Road, Smiley Lane, and Arctic Wolf Court. Access to the consolidated lot and potential attached single-family dwelling units would be provided through Arctic Wolf Court, which has full access on North Providence Road. Access to North Providence and Smiley do not permit single- or two-family residential driveways given their roadway classifications.

Previously dedicated easements will be rededicated by the plat to comply with the current dedication statement. The easements to be rededicated include 10-foot easements along all roadway frontages, a 10-foot drainage easement in the northwest corner of the site that becomes an 8-foot drainage easement running parallel to an existing 8-foot drainage easement on the adjoining property to the west, and a roadway easement providing corner truncation at the southwest corner of the intersection of Smiley Lane and North Providence



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Road. There is a 20-foot sanitary sewer easement that runs north-south, then turns into a 16-foot sanitary sewer easement running east-west through the property that is being rededicated by this plat as well that will provide sewer access to future dwellings on the site.

The site lies within the city's urban service area and is served by City sewer, water and electric. Easements being rededicated are on top of existing facilities that will continue to serve the site. Sidewalks will be required to be constructed along all road frontages before certificates of occupancy may be issued, per the performance contract associated with the platting action. Sidewalk construction along the western edge of Providence near this site will result in contiguous pedestrian connections from Smiley Lane down to East Texas Avenue before the interchange of I-70 and Providence.

Pursuant to sec. 29-5.2(d) of the UDC and given the attached plat is considered a "resubdivision/replat", approval of this request is subject the following three (3) criteria. Staff analysis of these criteria are shown in **bold** text.

- (i) The resubdivision would not eliminate restrictions on the existing plat upon which neighboring property owners or the city have relied, or, if restrictions are eliminated, the removal of such restrictions is in the best interest of the public.

**Staff is unaware of any restrictions associated with this property that would be eliminated if the proposed replat were approved.**

- (ii) Adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided to meet the needs of the resubdivision, or, there will be no adverse effect on such infrastructure facilities caused by the resubdivision.

**There are no known capacity-related issues associated with the public infrastructure serving this parcel. Evaluation of stormwater impacts with redevelopment and mitigative measures will need to be addressed at the time of building permit submission. No new easements beyond standard 10-foot utility easements along roadway frontages and existing easement rededications were identified as necessary for the consolidation of these parcels by relevant city staff. Utilities are installed to serve other platted and improved lots near the site that will also be able to serve any future development on this site.**

- (iii) The replat would not be detrimental to other property in the neighborhood, or, if alleged to be detrimental, the public benefit outweighs the alleged detriment to the property in the neighborhood.

**The platting action itself yields opportunity for increased dwelling unit density given the proposed consolidation lessens the encumbrance of setbacks imposed by having individual lots. The result of this replat may be fewer ownership opportunities but marginally increased dwelling unit density. The replat is not believed to be detrimental to the neighborhood character or property values. Consolidation of the**



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**existing lots would facilitate opportunities for development of the site with alternative housing typologies believed consistent with the needs of the community. Furthermore, consolidation may provide an opportunity to create a “transitional” buffer between a projected high-volume intersection and the less intense development to the southwest.**

The final plat has been found to be compliant with the UDC and is recommended for approval.

Locator maps and the final plat are attached for review.

## Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with relocation of public utilities to be borne by the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.

## Strategic & Comprehensive Plan Impact

### [Strategic Plan Impacts:](#)

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### [Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Environmental Management

## Legislative History

Date	Action
06/02/2003	Approved Final Plat Vanderveen Crossing, Plat No. 12 (Ord. 17701)

## Suggested Council Action

Approve the final plat of *Vanderveen Village Plat 1*.