

Introduced by Buffaloe  
 First Reading 8-18-25 Second Reading 9-2-25  
 Ordinance No. 026080 Council Bill No. B 211-25

### AN ORDINANCE

rezoning property located on the north side of Artic Wolf Court and south of Smiley Lane (203 Artic Wolf Court) from District R-MF (Multiple-family Dwelling) to District PD (Planned Development); approving the PD Plan of "Vanderveen Village," inclusive of requested design exceptions; approving the statement of intent; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The "Official Zoning Map of the City of Columbia, Missouri" established and adopted by Section 29-1.4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property will be rezoned and become a part of District PD (Planned Development) and taken away from District R-MF (Multiple-family Dwelling):

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 49 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOTS 631, 632, AND 633 OF VANDERVEEN CROSSING, PLAT NO 12 RECORDED IN PLAT BOOK 37, PAGE 47, ALSO BEING THE TRACTS DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5941, PAGE 116, RECORDS OF BOONE COUNTY, MISSOURI AND CONTAINING 2.01 ACRES.

SECTION 2. The City Council hereby approves the PD Plan of "Vanderveen Village" as certified and signed by the surveyor on July 10, 2025 and located on the north side of Artic Wolf Court and south of Smiley Lane (203 Arctic Wolf Court), including the following requested design exceptions:

1. Allow driveways to exceed the 30% maximum coverage of the rear yard as required by Section 29-4.3(F)(1)(v).
2. Allow driveway widths to exceed maximum of 50% of the lot width as required by Section 29-4.1(c) Table 4.1-5.

3. Allow lots with less than thirty (30) feet of width for single-family attached as required by Section 29-2.2(a)(3).
4. Allow less than 3,500 square feet minimum lot area for single-family attached as required by Section 29-2.2(a)(3).
5. Allow less than twenty-five (25) foot front yard, less than ten (10) foot side yard, and less than twenty-five (25) foot rear yard setbacks as required by Section 29-2.2(a)(3).
6. Allow driveways closer than five (5) feet setback from the side property line as required by Section 29-4.1(c) Table 4.1-5.

Hereafter the property may be used for the permitted uses set forth in the statement of intent.

SECTION 3. The City Council hereby approves the terms and conditions contained in the statement of intent, for that portion of property as legally described in Section 1 of this ordinance, dated April 14, 2025, attached hereto in substantially the same form as "Exhibit A" and made a part of this ordinance. The statement of intent shall be binding on the owners until such time as the Council shall release such limitations and conditions on the use of the property.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

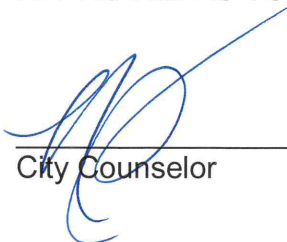
PASSED this 2nd day of September, 2025.

ATTEST:

  
\_\_\_\_\_  
City Clerk

  
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Mayor and Presiding Officer

APPROVED AS TO FORM:

  
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City Counselor