



701 East Broadway, Columbia, Missouri 65201

Council Memo

Department Source: Community Development

To: City Council

From: City Manager & Staff

Council Meeting Date: July 20, 2026

Re: Columbia Senior Living – Final Plat (Case #123-2026)

Impacted Ward: Ward 5

Executive Summary

Approval of this request would result in the subdivision of the preliminarily platted lot 101 of Columbia Senior Living, being concurrently introduced under separate cover (Case # 122-2026), into one lot. The resultant lot would be known as Lot 101 of "Columbia Senior Living Plat 1". The PD plan, serving as a preliminary plat for this property must also be approved for this final plat to be approved. Development of this lot would be subject to conformance with the proposed PD plan.

Discussion

A Civil Group (agent), on behalf of Capital Land Investment LLC (owner) and O'Reilly Development LLC, requests approval of a 1-lot Final Plat of PD (Planned Development) zoned property, to be known as "Columbia Senior Living Plat 1". The approximately 12.15-acre subject site is located at the southeast corner of Scott Boulevard and West Vawter School Road, and includes the address 4190 Vawter School Road. The property is currently zoned PD (Planned Development) and is requesting a PD Development Plan, serving as a preliminary plat, and associated statement of intent concurrent with this final platting request.

The site is presently vacant, and was originally identified as being lots 102 through 110 of the Copperstone Corner PD Plan, approved in 2023. This site included two lots that have already been final platted, being lots 102 and 103 of Copperstone Corner Plat 1, approved in 2024. As the site has remained undeveloped, the newly proposed PD plan consolidates these lots into one lot, and would accommodate the development of a continuing care retirement community. The statement of intent for this site would allow other uses to be pursued, but any new development not identified in the PD plan would require an amendment to the PD Plan. This final plat allows the applicant to receive building permits and pursue construction in accordance with the PD Plan, if it is approved.

The final plat illustrates easement dedications along right-of-way frontage all at least 10-feet in width. The final plat also will dedicate right-of-way for the truncation of Scott Boulevard and West Vawter School Road to accommodate future improvements for northbound traffic on Scott.



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The lot created by this subdivision will have direct access to Scott Boulevard and to Capital Drive, a private drive, that accesses Vawter School Road. The site is served by City water and Boone Electric, and will be served by City sewer accessible to the site through Capital Drive when developed.

The proposed final plat has been reviewed by both internal/external staff and agencies and has been found to be compliant with all provisions of the UDC. All applicable easements of record are depicted on the final plat as are additional right-of-way dedications required for future roadway improvements surrounding the site.

Locator maps, proposed PD plan, and the proposed final plat are attached for review.

Fiscal Impact

Short-Term Impact: No short-term costs are expected for the City. All necessary improvements are to be installed at the developer's expense.

Long-Term Impact: Any potential impact may or may not be offset by increased user fees and/or property tax collection.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Inclusive and Equitable Community, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Inter-Governmental Cooperation

Legislative History

Date	Action
07/16/2024	Approved Copperstone Corner Plat 1 (Ord. 25712)
06/05/2023	Approved Copperstone Corner PD Plan (Ord. 25347)

Suggested Council Action

Approve the final plat of "Columbia Senior Living Plat 1", contingent upon approval of the Columbia Senior Living PD Plan, introduced under separate cover.