

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
May 07, 2026

Case Number 122-2026

A request by A Civil Group (agent), on behalf of Capital Land Investment, LLC (owner), and O'Reilly Development, LLC (applicant/developer), for approval of a PD Plan amendment to the Copperstone Corner PD Plan to develop a Continuing Care Retirement Community, to be known as "Columbia Senior Living Community" and a revised statement of intent. 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 West Vawter School Road.

MS. GEUEA JONES: May we please have a staff report?

Staff report given by Mr. David Kunz of the Planning and Development Department. Staff recommends approval of the planned development plan with the revised statement of intent and serving as a preliminary plat to be known as Columbia Senior Living Community. This is subject to technical corrections still believed, but the landscaping portion of this plan, and it also requires an agreed upon revised development decree prior to Council introduction.

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 the public hearing, please disclose so now. Seeing none. I just want to clarify, we've got a letter in front of us that I believe was sent to the developer from the neighboring owner?

MR. KUNZ: That's correct. Sorry. We received a letter today, so it was not published with the agenda, but there is a physical copy of a letter that was printed out and provided to the Commissioners writing in support of this PD plan.

DR. GRAY: MS. GEUEA JONES: So the letter for Dr. Engels is on this case?

MR. KUNZ: Correct.

MS. GEUEA JONES: Correct.

DR. GRAY: Thank you.

MS. GEUEA JONES: Any other questions for staff? Seeing none. We will go to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: If any members of the public are here to speak on this case tonight, please come forward. We allow for six minutes for the applicant and/or representatives of groups, three minutes for everyone else. Please start with your name and address for the record.

MR. WALESH: My name is Eric Walesh, E-R-I-C, last name Walesh, W-A-L-E-S-H, 9100 West 158th Street, Overland Park, Kansas. I was told my presentation is loaded on here.

MS. GEUEA JONES: They will load it up for you, if you will give us just a minute, sir.

MR. WALESH: Okay. Sure. Sure.

MS. GEUEA JONES: For some reason, all of the gremlins are here tonight.

MR. WALESH: I can just start out. So I'm with O'Reilly Development. We're out of Springfield, Missouri. We have about 18 developments, senior housing, multi-family, and affordable housing. We were founded in 2014. This never goes as planned.

MR. ZENNER: No, not today.

MR. WALESH: That's all right.

MR. ZENNER: No. That's a tape recorder. Okay. No wonder it's not working. So just -- here we go.

MS. GEUEA JONES: See previous comment about tech reference.

MR. WALESH: So that pretty much covers it right there. So I'll keep this short. It seems like you have some excitement later on. So this is the site at the southeast corner of Vawter School and Scott. As previously mentioned, this is a CCRC, a Continuing Care Retirement Community. So it's about

180 units of consisting of independent living, assisted living, and memory care. The independent living is three story, the assisted living is two-story, and then the memory care is one story, and then we have a slab on grade villas surrounding what I like to call the mother ship. It's about 12 acres, and we, in the State of Missouri, you're required to have a certificate of need, a CON or some people say a CON. We have that, and there is, you know, we well exceed the need required for this project for the assisted living and memory care units.

MR. ZENNER: Sir, if you could speak into the microphone in this direction, and that's what we are recording from.

MR. WALES: Sure. Some of the logical benefits of a project like this is this is a very low traffic generator for any residential use. The average age of our resident is about 80 years old, and we also have a bus and shuttle service. Definitely in the current housing environment, we free up housing for younger generations. People are able to move out of their homes, but stay in the community, essentially age in place. We do create a number of construction jobs. Obviously, those are not permanent, 450 to 500, but we do create a full-time equivalence of about 65 to 75, and annual payroll of about \$3 million dollars. As I said earlier, it allows the residents to age in place, remain in the community, and there is certainly no negative impact on schools, although many of our residents volunteer in the school system. With that, I'm going to turn it over to Scott Alman, our architect, that will walk you through the site plan. Scott?

MR. ALMAN: All right. Thank you. Thanks, Eric. Scott Alman, SWD Architects, 315 Nichols Road, Kansas City, Missouri. Appreciate the opportunity today, and we're excited to be part of this community. Eric, thank you for speaking on behalf of our O'Reilly Development. They -- they currently have a facility already here, a community already here in the City to Westbury, and Arrow Senior Living is with us tonight, as well, and they're going to speak a little bit, as well, about the product and -- and residents' satisfaction there, as well. So on our building, our two licensed care areas are the memory care and our assisted living. We structured those to place those on the north -- I'm sorry -- the south side of the property. Those are our one-story. The memory care is one story, and that -- that story will actually go into the second story of our AL. The site had a lot of topography to it, and so, in doing that, we've -- we stair-stepped the building down, and we actually wanted to keep our one-story and two-story portion up near the -- the existing subdivision that's neighboring us. It gives a greater respect to that development rather than placing a three-story structure right in their backyards. So as we step down the site, our center area, Building A, that's our main entry, and that contains our independent offices, independent community, their offices on a lot of the amenities, the pool, the formal dining, our commercial kitchen and so forth. Then our resident wings for the independent living are Buildings B and C. Both of those structures are three-stories. Our -- our Building A, our main -- our main level, actually goes into the second level of Building B, and Building B actually goes into the third level of Building C. And so that little length that's between Buildings B and C, that is the portion that's going to exceed the building height, and that's why we're asking for the exception is to make sure that we have an elevator that serves all three floors of each one of those buildings. Within the independent living, we have studio units, one-bedroom units, and two-bedroom units. The assisted living also has studios in two-bedroom and one-bedroom units. Memory care are all studio units. The -- some of the outdoor amenities that we have, we have an outdoor shelter covered -- covered shade structure. We do a shuffle board. We have an outdoor cooking area. We have a dog park. Within the community, we have theaters in both the independent living and the assisted living, a full dining experience for the residents. Let's see. We have got game rooms. We have library and media rooms for the residents. And in this slide, you can see how we're stepping the building down. The exterior materials that we use in all our communities consist of stone veneer. We may end up having some brick veneer on this one. We're not sure yet. We use a cement board siding that's generally painted, and an asphalt shingle. Every independent living unit has a -- has its own balcony or patio, as well. And I think we -- our landscaping plan within the -- it's going to be enhanced even -- even more so than what you see here. We -- we take pride in our communities and with -- with the landscaping.

MS. GEUEA JONES: You've got about 30 seconds left.

MR. ALMAN: All right. And this is -- just an image of our typical one-story villa units, as well. All right. I'm going to leave it to Arrow Senior Living.

MS. GEUEA JONES: Please come forward. Name and address?

MS. ORTIZ: Can we ask questions?

MS. GEUEA JONES: I thought we -- sure. We can do that.

MS. ORTIZ: I'm sorry.

MS. GEUEA JONES: No. It's okay. I was just -- they clearly have a whole group, things that I was going to let them all go and then ask questions, but we can individual ones if you prefer.

MS. ORTIZ: They might answer my question, so it's okay if you wait.

MS. GEUEA JONES: Okay. Thank you.

MS. GEUEA JONES: Yeah. One at a time, please.

MS. BIERGO: Hi. I am Amy Biergo; I'm the executive director at the existing Arrow Senior Living property here in town, Westbury Senior Living. I know Scott kind of ran through a lot of our amenities that we offer. How do I advance slides? I'm sorry.

MS. GEUEA JONES: Just use the mask to click.

MS. BIERGO: Oh, okay. All right. As you can see by the -- by the photographs provided, it is a gorgeous community, it's very well received. We've got 85 people on our waiting list, and we tend to run about 98 percent occupied at all times, which is extraordinary. Arrow is a St. Charles based community, and we've -- we've got technology -- innovative technology that is really above and beyond in the senior living communities that you see here. You can tell by the numbers, 276 unmet licensed -- need for a licensed beds hearing in the Columbia area, and that relates back to that certificate of need that was mentioned earlier. And we do have a partnership with Empower Me. It is a therapy provider, and you can see at the bottom here our CMS --

MS. GEUEA JONES: Ma'am, why don't you do this. Would you (inaudible).

MS. BIERGO: Oh, absolutely I can. I apologize. Let me move quickly through this. Active, engaged by rent, senior living community. I'll end with that.

MS. GEUEA JONES: Thank you.

MR. CRAIG: But at least now we've got an address.

MS. GEUEA JONES: Oh, I'm sorry. Would you give your address real quickly.

MS. BIERGO: 550 Stone Valley Parkway, and that's 65203.

MS. GEUEA JONES: Thank you. Next name and address, please?

MS. FOX: Hello. My name is Barbara Fox, and I live at 550 Stone Valley Parkway. I'm in the independent part of Westbury, and I absolutely love it. On June 27th, 2021, my life turned on a dime when my husband passed away very suddenly. We were living in Michigan. I had no family in the area. So my son who is a veterinary orthopedic surgeon at the Columbia Vet School, said, Mom, you've got to get down to Columbia because I cannot be running up there, I'm too busy. And it was hard, but in four months time, I sold my house and had an estate sale, so both cars, did the whole nine yards, and I was down here in four months, and I moved into Westbury on November 3rd, 2021. So I'm coming up on my fifth year. And I knew I could not depend on my son to create a life for me. I had to do that myself, and Westbury has done it for me. I absolutely love it there. I have no bad things to say about it. Thank you very much.

MS. GEUEA JONES: Thank you. And I believe there is one more for the applicant, and then we'll do some questions. And name and address for the record, please, sir.

MR. WICKMAN: I am David Wickman; I live 550 South -- at the Westbury. I've been there for about two and a half years. I moved into it from St. Louis, all my life in St. Louis. Decided I needed more health than I -- I was getting in the apartments where I was. My daughter -- I asked my daughter, who -- and my three grandsons asked my daughter to pick out a place here in Columbia. She picked out two places. I came up into this town to check them out. I drove around the corner and cast my eyes upon the Westbury, and that's enough. I -- I felt -- I was coming into a par excellence, and I loved it. The main reason I came to Westbury, however, was because they have a 24/7 bistro that serves ice cream 24 hours a day, and can come down in the middle of the night and get ice cream. I love the Westbury. I've been around building most of my life. My first view of the Westbury was just spectacular. It was unbelievably nice as compared to what I might get for the same expenditure in St. Louis, much better. I found the -- the engineering or architecture, whatever you might call it, within the Westbury to be spectacular. Their -- their use of space and shape and design and so forth I found to be perfect. Every square inch of the space that I have in my two-bedroom apartment is used very, very nicely. I find the management of -- Amy, don't list. I find the -- I find the management of our Westbury to be outstanding. The people in our community are happy. We are -- we have become a community instead of 115 or so separate individuals. We -- we have lots of activities that we use more than we can handle really. We can pick and choose on our activities. I expect that I get older -- I'm 94 now. I expect as I get even older that I'll move on into perhaps the assisted living, and, if I have to, I'll move into the -- the Memory Care

unit, but I intend to spend the rest of my life happily at the Westbury Senior Living. Gee. I think that's -- you can have any questions, I'll be happy to answer any questions from a different point of view.

MS. GEUEA JONES: Thank you. We'll let you go sit down if you would like, but are there any questions for any of the applicants? Commissioner Ortiz, did you have something?

MS. ORTIZ: Yes. I do. For -- well, no. But can you explain a little bit about the thought behind the parking number. And when you come forward to answer a question, if you can state your name again.

MR. ALMAN: Scott Alman, SWD Architects. The parking count, by the time we get the residents to have the parking that we -- we desire, we generally, on every one of these communities, we like 165 parking spaces. That allows ample parking for staff, the residents, and any visitors. We've got other outside groups that come in, the Empower Group, you know, on top of the employees that are regularly staged there, there is other entities that come into the community. We may have RNs that come in to look at residents, both in the assisted living and the Memory Care, and we may have independent living, as well. So that's why we -- we like that parking count. And we've got a shortage at the Westbury right now. You know, we did a -- we had minimal parking there, and they struggle with where to park over at the Westbury, and that's part of it. Does that answer your question?

MS. ORTIZ: Yes. Thank you.

MS. GEUEA JONES: Any other questions? Commissioner Brodsky?

MR. BRODSKY: Similar topic with the parking. I know we've got a lot on our plate, so people get to this intention, but with our CCRC zone would be your recommendation is someone that deals with these developments on a regular -- that we would be looked at revising our parking restrictions on this.

MR. ALMAN: I would definitely say so, yes, I would. Yeah.

MS. GEUEA JONES: Anyone else? Seeing none. Thank you very much, and thank you for a very well orchestrated presentation.

MR. ALMAN: Thank you.

MS. GEUEA JONES: Any other members of the public to speak on this case, please come forward. And just as a reminder, state your name and address for the record, and please do try to speak directly into the mic for it.

MR. CONWAY: My name is John Conway; I live at 4902 Thornbrook Ridge, 65203. Two considerations to this development. On -- when you look at Scott Boulevard, that grade is very steep. It's on a very steep hill, and the question would come about as to the sight distances. If this sufficient site distance, if you're leaving that development, with traffic coming over the top of that hill, to be able to safely enter the roadway. My second concern is that the Black and Beach City recently in 2024 had a Black and Beach Study completed for the water distribution system for the entire city, and it was very well documented by Black and Beach at that time that the higher elevations in Thornbrook, it's on a ridge, subdivision was very cued to the point where that there needs to be an elevated story stink in southwest Columbia in order to accommodate a sufficient normal domestic water pressure as well as provide sufficient fire flow. And that given the approval of this development, what you would find is that given the magnitude of the development, that you're going to further reduce the available pressure in the Thornbrook's average area and that we need the elevated tank before we need development. Thank you.

MS. GEUEA JONES: Thank you. Any other members of the public -- or, I'm sorry. Any questions for that speaker? Seeing none. Any other members of the public to speak, please come forward?

MS. RYAN: Hello. My name is Julie Ryan, 5301 Regal Way. I am also the co-founder of Come and See Water Coalition, so I have been tracking the water situation here in Columbia for ten -- just about ten years now, and I was one of the first ones to notice out water pressure issue back in 2016. And I'm concerned. This is a lovely community, but 181 units, I don't think when this was redefined back in 2023 that this was the expectation. We already have a city considering an irrigation ordinance right now to require people to only water their lawns on certain days of the week, and that honestly is not a problem for me, but we're doing that specifically because of infrastructure concerns. So to tell people to do that on one hand, and then to come and approve a project of this size is really, really bad and irresponsible. We can't develop when we don't have the infrastructure. We have needed this water tower for ten years. It was planned for in the water bond. The City tried to, you know, pull some stunts and put this in at Beulah Ralph Elementary, that was never a good idea. You can't put barbed-wire fence around the water tower in back, because we are an elementary school. So the City has not done their due

diligence to provide the infrastructure, yet we have kept providing development. I spoke when we -- about the trail stop earlier at Council. I spoke with (inaudible) got approved. And now I'm glad that I found out this was happening before it went to Council. But you're talking about pool. You're talking about a full dining and commercial kitchen. I'm sure there's laundry. They're going to have irrigation. We can't put this in until we have the proper infrastructure for our water supply. Thank you.

MS. GEUEA JONES: Thank you. Are there any questions for this speaker? Seeing none. Hang on. Are you going to ask what she said?

MR. STANTON: Madam Chair, I was going to ask if we get a rebuttal from?

MS. GEUEA JONES: Well, yeah. That's -- yeah. Any other member of the public who wishes to speak on this case, now would be a good time. Please come forward.

MR. GEBHARDT: Good evening. My name is Jay Gebhardt with A Civil Group here in Columbia. And, Anthony, I heard what you were saying. So, you know, the way I look at it is probably different than the way the previous speaker looked at it. But this development has -- in 2022 was approved with a plethora of commercial uses that could easily exceed the amount of water that's being used by -- by what is being proposed. In fact, I think what's being proposed is probably on the lighter side of what -- if it didn't fully develop as originally planned as a commercial development. So that's my opinion of this. So I understand there is a need for the water tower. That need has been around for a while. I think the City is doing their due diligence and working through and trying to make a correct decision on that. But I don't believe it should withhold approval of a change of an SOI to add a CRC to this, just when we already have approval of so many other uses. And I think David provided the list of that in the staff report of all the existing allowed uses for that. So -- does that answer your question.

MS. GEUEA JONES: Questions for this speaker? Commissioner Stanton?

MR. STANTON: Thank you, sir.

MR. GEBHARDT: Thank you.

DR. GRAY: I do want to know the flow issues. You don't think those will be a problem on this topography and all of that?

MR. GEBHARDT: Not for us, no. And the problems in Thornbrook, depending on who you talk to, I think with the changes in the proposed irrigation, because what I understand is the irrigation is causing a lot of the issues with this. So by alternating even on odd days for the residents in Thornbrook, I think that will ease their problems. It's not even going to solve them, but it will ease that problem. That's why it's being proposed.

MS. GEUEA JONES: Thank you.

MR. GEBHARDT: Thank you.

MS. GEUEA JONES: Any other questions? No? Sorry.

MR. GEBHARDT: Thank you.

MS. GEUEA JONES: Thank you. Any other member of the public to speak on this case, please come forward. Name and address for the record.

MR. HALL: All right. Let's get this right for Pat. Is that it. Is this what I'm talking into. All right. Good. My name is John Hall. I actually live in Copperstone, so 4307 Granite Springs. So my house is there, it's one of the first houses there. I am the closest commercial development to this, so 4013 Front Gate Drive, 4009 Front Gate Drive. I have a villa that is the closest residential villa to this development, which is 4019 Front Gate, and 4017 is where my grandparents live -- or my parents live. So I'm very, very vested in this development. And, honestly, I've been around in development for 20 years, and if you guys have been around, I haven't had City Council vote against any one of my projects every, and that because I truly care about the neighborhood. I care about the community. I care about how you deal with neighbors, and how you treat people here. I'm missing my son's first baseball game that I've missed for him to come and tell you kind of my experience in this -- in this process, and I am going -- before I scare the O'Reilly group, I'm going to support them here. But I did want to warn you guys about the current owners, Capital Wind Investments. When they did this development, and they came to the neighborhood several years ago, they assured us that they would set a perimeter boundary and not take down the trees on the east and south side. They -- we have it in writing. We have a nice picture here that says "a protected tree line on both the south and east side that is huge. Well, they assured us, it was in writing. We stood down the neighbors and actually said we're not going to fight this at all. We won't show up because we see this in the plan. Then what ended up happening is their construction -- their construction comes over, takes a bunch of the mature trees, like, I'm talking 100-year-old trees. And it's like a bad -- like Hallmark movie, honestly that were watching of a set. We had to jump in front of

these machines. We had to try and stop it. We couldn't even get it to stop until we called Pat, we called the mayor, we got people and they finally did stop. It was horrible to deal with them. And still, to this day, they still have not done anything to fix it. They did nothing to address it. It was one of the saddest things that -- and I'm a developer, guys. It's like there's got to be responsibility. So I came here to miss my son's baseball game because I wanted to just tell you the facts of that. And it's extremely sad when we have out-of-town developers that come in and they do stuff like this. I've never in 20 years seen a PD plan switched in my life. My dad has never seen it in 50 years of development. So I want you guys to remember that name, and I still have yet to hear from them. So -- now on the kind side here, O'Reilly Group came in and they have communicated with us. We have talked. We have -- and I appreciate Hunter and a few of the guys that people in here, they have communicated to us and we are working things out where that's what you saw the added greenery, and honestly as frustrated as I was with you guys, I appreciate you guys were being flexible and working with me. And all I would ask you guys is that please look at this perimeter, the south and east barrier. If you look at it, I have notes, and I did -- you know, staff on November 11th about this, and it looks like it wasn't included, but Pat was very responsive and I sincerely and honestly appreciate Pat and other people around here that help, but these are some of the things that --

MS. GEUEA JONES: Mr. Hull, that's actually overtime. I'm sorry.

MR. HALL: Oh, thank you. Okay.

MS. GEUEA JONES: But any questions for Mr. Hall?

MS. GEUEA JONES: Commissioner Darr?

MR. DARR: I just want to hear what the rest of your sentence.

MR. HALL: Oh. Oh, okay. All -- yeah. I was going to say is that I've got multiple letters here that say the biggest concern is this barrier, the south and east barrier, that needs to be protected. So that's the only thing. So I would just say, well, Bill Riley Group, great place, can't wait to have you guys as neighbors, and just protect that perimeter.

MR. DARR: Thanks.

MR. HALL: Thank you.

MS. GEUEA JONES: Any other questions for Mr. Hall? Seeing none. Thank you. Any other members of the public to speak, please come forward.

Mr. WICKMAN: Could I speak -- could I reply to his?

MS. GEUEA JONES: We usually don't let people come up more than once. I'm sorry.

UNKNOWN: All right.

MS. GEUEA JONES: It's all right. Okay. In that case, we will close public comment,

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner comment. Are there any Commissioner comments on this case? Commissioner Darr?

MR. DARR: I guess I'll start. I really don't have many concerns with this development as a community retirement center. I guess my only thought is thinking about this as a Planning and Zoning Commissioner. There's a bigger picture of this area scans. Actually, Commissioner Brodsky brought this up on an unrelated matter in our work session, but the opportunity cost of a retirement center at this high-traffic node that this area does not have a lot of commercial businesses in this area, and there is a ton of traffic and residential area that drives through this every day that seems like this would be, you know, more of a crime area for commercial. So, you know, in that sense, I'm kind of conflicted, but the development itself seems great. So I guess I'll listen to what everybody else kind of said about it, too.

MS. GEUEA JONES: Commissioner Stanton?

MR. STANTON: Mr. Darr, I would agree with you in most cases, but this particular -- from oldest time, been on the scene for a while, and it hasn't seen many takers since I've been on the Commission. I think this is a good use for it. I think it kind of ties down the residential feel of that particular area in Copperstone, so I plan to support it. I hope our protection developers have heard what the citizens have said. I think they did a great job in kind of integrating their design to the existing neighborhood. I'll protect your materials, and I think they did their homework with Columbia. This is very helpful. You did your homework. You asked and answered questions ahead of time that I, if I were living there, would have had questions about. You've asked and answered both height, architecture, traffic flow, parking, you did your homework. And that's what we expect from the developer, so good job.

MS. GEUEA JONES: Any other Commissioner comment? Mr. Walters?

MR. WALTERS: Well, I just had a question, maybe for staff. Is that when you first got

the quarterly review application like this, I assume you get comments from various departments, including the water department. So at any point, did the law department indicate concerns about adequate service?

MR. KUNZ: I did not receive any comments from representatives of the water department regarding concerns about providing this site.

MR. WALTERS: Okay. Thank you.

MS. GEUEA JONES: Anyone else? Mr. Brodsky?

MR. BRODSKY: I'll hop in here. Commissioner Darr, I think you bring up a good point, and it's one that I certainly thought of when I was reviewing this case earlier this week. And I think where I'm coming down on this is that while CCRC wasn't specifically named as a use in the previous PUD and Statement of Intent, it's very much in line with the uses that could go there today, or, you know, before this adjustment is approved. So I think for that reason, I am going to support it, but -- but I think you bring up a great point. You know, our comprehensive plan for Columbia, every plan that I've ever been involved with since I've been on Planning and Zoning since -- two different periods, but since 2006 or 2007, and we always talked about spreading out corrections to serve an ambulance, and we've had a very difficult time of actually getting that to come to reality for Columbia. But I do plan to support this. I'm okay with the high variance. I think you guys put a lot of thought into that location, and not step down on the existing homes. Okay with the parking variance, as well. My great-grandmother lived in a similar facility in St. Louis, so I can personally attest that parking sometimes can be misused facilities. And like I said previously, I'm okay with the use. I would just urge City staff and City Council if they play a role that we do need to address that, the water tower and water (inaudible). I know that's (inaudible). That's all.

MS. GEUEA JONES: Commissioner Stockton?

MS. STOCKTON: I was going to echo that a little bit. Yeah. Proposed; right? It's not us. So I think the water thing is very important, obviously. I'm especially just start to grow, but back to my big thing is housing, getting more with there, and so you pointed out, you know, people that could -- did not have a place to go to, I see by my professors and audience, that would propose that everybody age in place, but that's not always possible. I've also worked with the O'Reilly Development, licensed architect, and I think they do good work. I came from Springfield before I moved to Columbia several years back, so I can attest to the quality of their contributions to communities. I guess that's pretty much -- I would hope that they listen to the preservation of the surrounding trees. I just went through an incident or a weekend where my neighbors cleared out, which is fine, some trees, but I -- I know it could be a little destructive, but, you know, it's -- you are adjacent and you don't (inaudible). It does happen with development, and I think this is a good spot to counsel. I'll be voting in favor of this.

MS. GEUEA JONES: Remind me what the residential density was in the original SOI? Was there any residence in the original SOI at all?

MR. KUNZ: I don't believe there was a density defined because it was simply a list of uses that could be pursued on each lot without --

MS. GEUEA JONES: So there wasn't a number of units.

MR. KUNZ: There was not a number of units, just a list of uses.

MS. GEUEA JONES: Okay. Thank you. I thought I was forgetting something. It turns out it just wasn't there. Commissioner Ortiz, did you have a comment? Anybody else, comments on this case? If not, is someone ready to make a motion. Commissioner Stanton, go ahead.

MR. STANTON: Case Number 122-2026, I move to approve the planned development plan revised stating of intent and a preliminary plat to be known as Columbia Senior Living Community, subject to technical corrections and agreed upon revised development of (inaudible).

MS. ORTIZ: Second.

MS. GEUEA JONES: Moved 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: Ms. Stockton, Mr. Walters, Mr. Brodsky, Mr. Darr, Ms. Geuea Jones, Dr. Gray, Ms. Ortiz, Mr. Stanton. The motion carries 8-0.

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