

PD PLANNED DEVELOPMENT PLAN AND PRELIMINARY PLAT OF THE VANTAGE

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS

5th DAY OF February 2026.

SHARON GRUEA JONES, CHAIRPERSON

A MAJOR SUBDIVISION LOCATED IN
SECTION 15, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JANUARY 28, 2026

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE _____
ON THE ____ DAY OF _____, 2026.

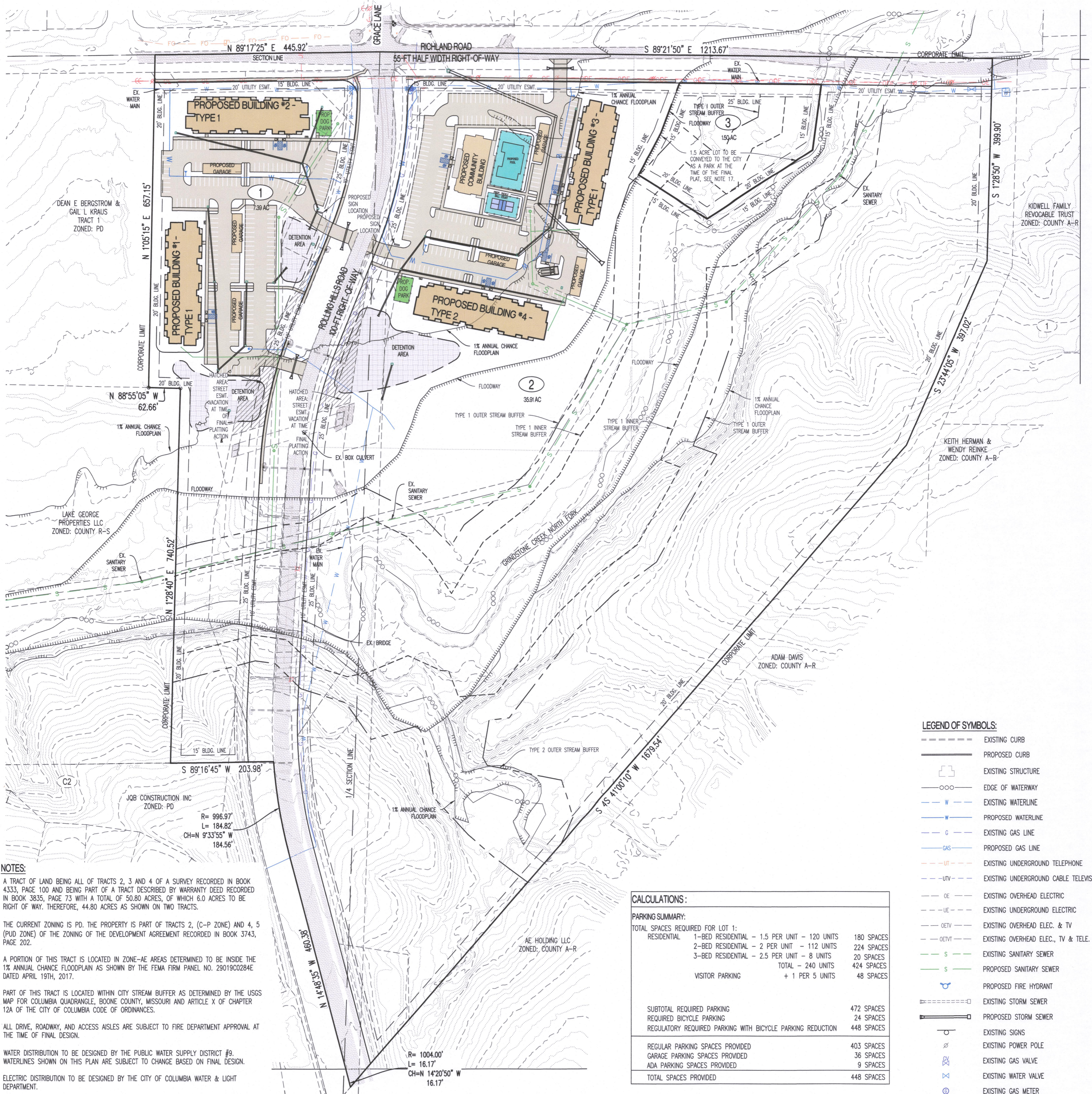
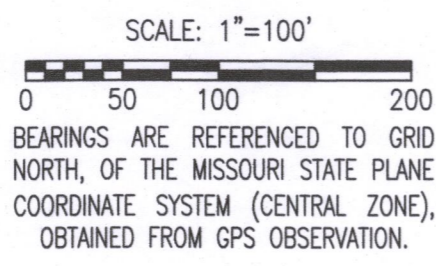
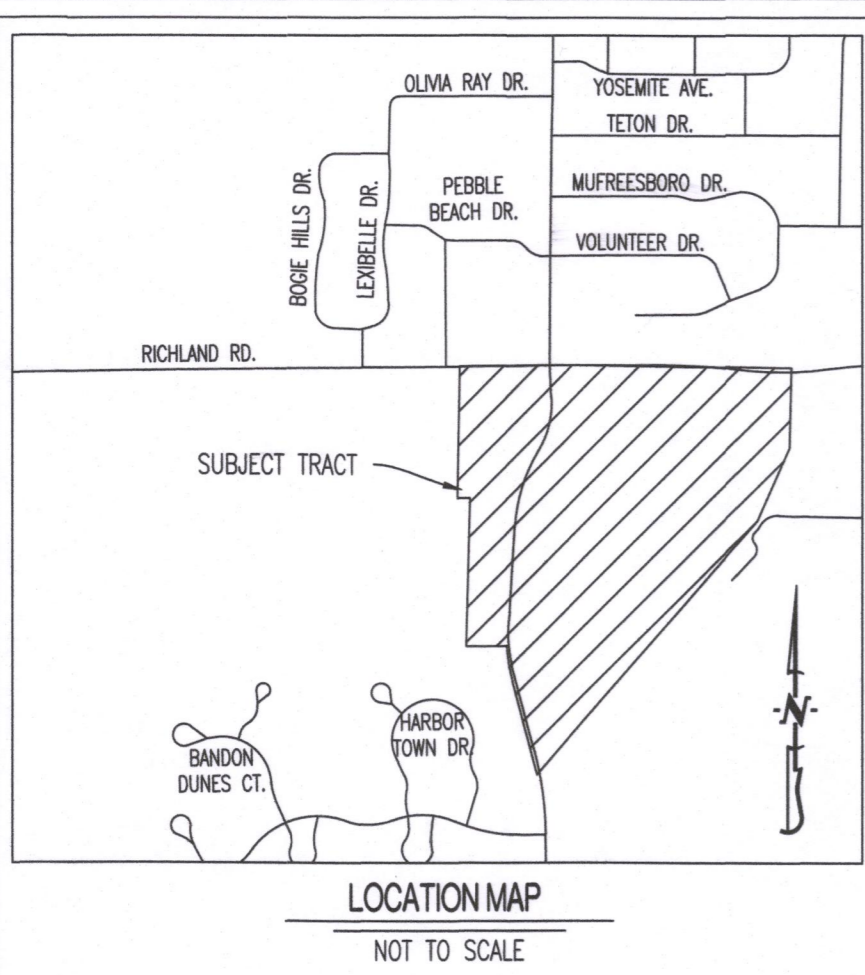
BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

OWNER:
TORI - BEN FARMS, LLC
1002 HAMPTON DR.
CENTRALIA, MO 65240

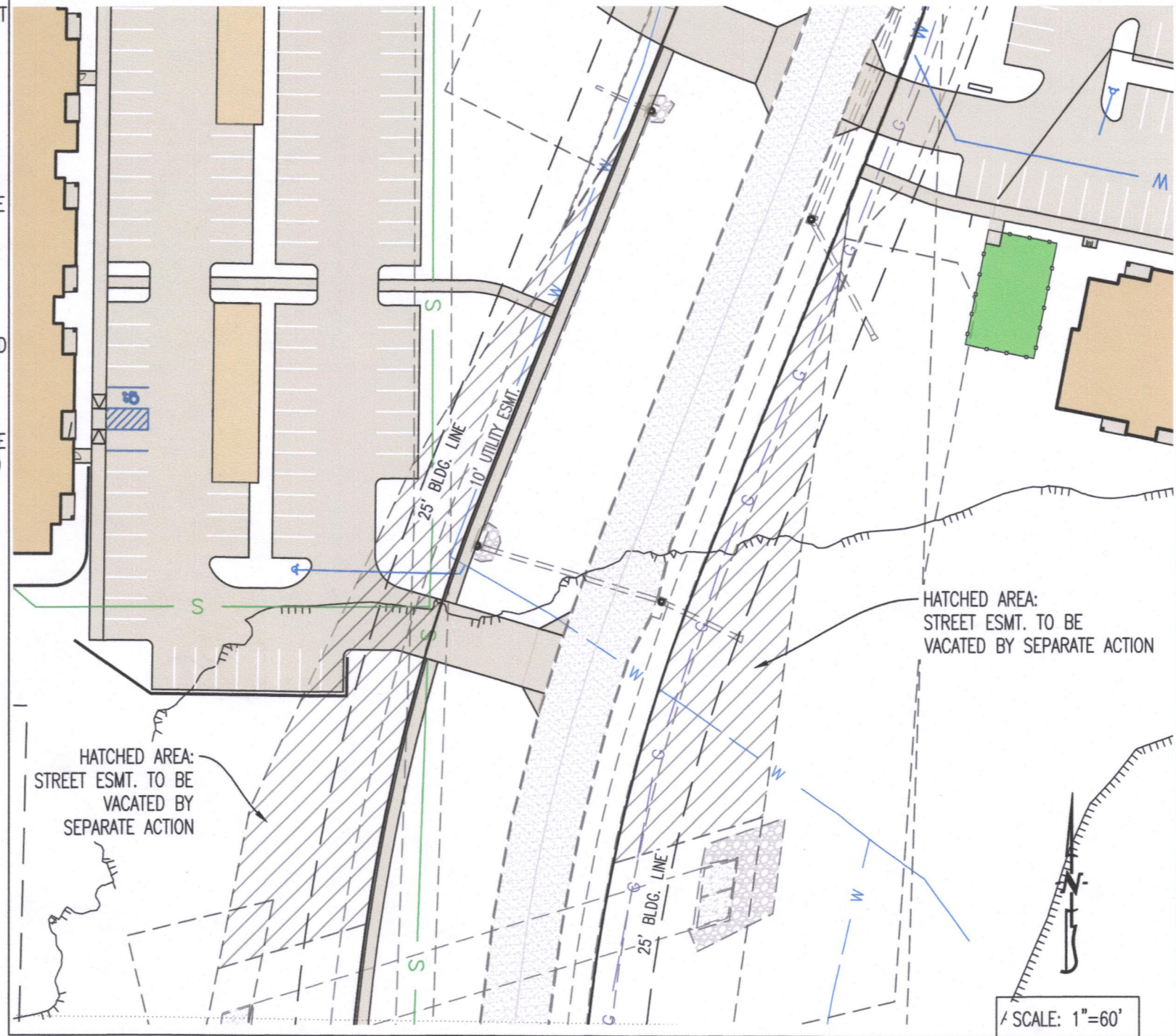
DEVELOPER:
VANTAGE APARTMENTS LLC
5661 TELEGRAPH ROAD, STE 4B
ST. LOUIS, MO 63129-4275



- NOTES:**
- A TRACT OF LAND BEING ALL OF TRACTS 2, 3 AND 4 OF A SURVEY RECORDED IN BOOK 4333, PAGE 100 AND BEING PART OF A TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 3835, PAGE 73 WITH A TOTAL OF 50.80 ACRES, OF WHICH 6.0 ACRES TO BE RIGHT OF WAY. THEREFORE, 44.80 ACRES AS SHOWN ON TWO TRACTS.
 - THE CURRENT ZONING IS PD. THE PROPERTY IS PART OF TRACTS 2, (C-P ZONE) AND 4, 5 (PUD ZONE) OF THE ZONING OF THE DEVELOPMENT AGREEMENT RECORDED IN BOOK 3743, PAGE 202.
 - A PORTION OF THIS TRACT IS LOCATED IN ZONE-AE AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FEMA FIRM PANEL NO. 29019C0284E DATED APRIL 19TH, 2017.
 - PART OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
 - ALL DRIVE, ROADWAY, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
 - WATER DISTRIBUTION TO BE DESIGNED BY THE PUBLIC WATER SUPPLY DISTRICT #9. WATERLINES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.
 - ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
 - THE BUILDINGS AND PARKING SHOWN ON THIS PLAN MAY BE CONSTRUCTED IN SEPARATE PHASES AS LONG AS ADEQUATE PARKING AND OTHER SITE REQUIREMENTS ARE PROVIDED FOR THE BUILDING BEING CONSTRUCTED AT THAT TIME.
 - ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE.
 - DEVELOPMENT WILL FOLLOW ALL CITY CODES FOR SIGNAGE.
 - THE MAX BUILDING HEIGHT FOR THIS DEVELOPMENT IS 45' FEET.
 - THIS DEVELOPMENT SHALL FOLLOW ALL CITY OF COLUMBIA STANDARDS AND REGULATIONS FOR STORMWATER.
 - EXISTING STREET WATER QUALITY UNITS CAN BE RELOCATED ABOUT THE SITE AS NEEDED BUT ARE STILL REQUIRED TO FUNCTION WITH THE SAME PURPOSE AS EXISTING.
 - THE BUILDING SETBACKS, OF LOTS 1 & 2 SHALL BE AS DESCRIBED BELOW WITH THE FRONTAGE OF EACH LOT FACING ROLLING HILLS RD. THE BUILDING SETBACKS OF LOT 3 SHALL BE AS DESCRIBED BELOW WITH THE FRONTAGE OF THE LOT FACING RICHLAND RD.
FRONT: 25 FEET
REAR: 20 FEET
SIDE: 15 FEET

- NOTES CONT:**
- TRAIL EASEMENT: UPON SUBMISSION OF THE FINAL PLAT RELATING TO THE SUBJECT PROPERTY, DEVELOPER SHALL GRANT TO THE CITY, AT NO COST TO THE CITY, AN EASEMENT FOR A TRAIL ALONG THE NORTH FORK OF GRINDSTONE CREEK. SAID TRAIL EASEMENT SHALL BE REASONABLY LOCATED IN CLOSE PROXIMITY TO GRINDSTONE CREEK AND SHALL BE NO LESS THAN 16' IN WIDTH, WITH PRECISE LOCATION TO BE DETERMINED BY THE CITY PARKS AND RECREATION DEPARTMENT. THE LOCATION OF SAID EASEMENT SHALL NOT UNREASONABLY INTERFERE WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY.
 - CITY PARK: LOT 3, APPROXIMATELY 1.5 ACRES, TO BE CONVEYED TO THE CITY OF COLUMBIA FOR A DEDICATED CITY PARK/TRAIL HEAD AT NO COST TO THE CITY. EXACT LOCATION OF THE SAME SHALL BE FINALIZED AT THE TIME OF FINAL PLATTING. SAID LOT TO BE CONVEYED TO THE CITY OF COLUMBIA BY DEED AT TIME OF FINAL PLATTING. THE LOCATION OF SAID TRAIL HEAD SHALL NOT UNREASONABLY INTERFERE WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY

STREET EASEMENT VACATION INSERT



CALCULATIONS:

PARKING SUMMARY:

TOTAL SPACES REQUIRED FOR LOT 1:		
RESIDENTIAL	1-BED RESIDENTIAL - 1.5 PER UNIT - 120 UNITS	180 SPACES
	2-BED RESIDENTIAL - 2 PER UNIT - 112 UNITS	224 SPACES
	3-BED RESIDENTIAL - 2.5 PER UNIT - 8 UNITS	20 SPACES
	TOTAL - 240 UNITS	424 SPACES
VISITOR PARKING	+ 1 PER 5 UNITS	48 SPACES
SUBTOTAL REQUIRED PARKING		472 SPACES
REQUIRED BICYCLE PARKING		24 SPACES
REGULATORY REQUIRED PARKING WITH BICYCLE PARKING REDUCTION		448 SPACES
REGULAR PARKING SPACES PROVIDED		403 SPACES
GARAGE PARKING SPACES PROVIDED		36 SPACES
ADA PARKING SPACES PROVIDED		9 SPACES
TOTAL SPACES PROVIDED		448 SPACES

- LEGEND OF SYMBOLS:**
- EXISTING CURB
 - PROPOSED CURB
 - EXISTING STRUCTURE
 - EDGE OF WATERWAY
 - EXISTING WATERLINE
 - PROPOSED WATERLINE
 - EXISTING GAS LINE
 - PROPOSED GAS LINE
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING UNDERGROUND CABLE TELEVISION
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING OVERHEAD ELEC. & TV
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 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED FIRE HYDRANT
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING SIGNS
 - EXISTING POWER POLE
 - EXISTING GAS VALVE
 - EXISTING WATER VALVE
 - EXISTING GAS METER
 - EXISTING WATER METER
 - DUMPSTER PAD
 - EXISTING FIRE HYDRANT
 - MANHOLE
 - EXISTING SANITARY SEWER LATERAL
 - PROPOSED SANITARY SEWER LATERAL
 - EXISTING AIR CONDITIONER
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING LIGHT POLE
 - EXISTING GUY WIRE
 - EXISTING MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - PROPOSED PAVEMENT
 - PROPOSED LOT

CALCULATIONS:

50.8 ACRE TRACT BOUNDARY
6.0 ACRES TO RIGHT OF WAY & 44.8 ACRE TO DEVELOPMENT

BUILDING AREA:		IMPERVIOUS AREA
BUILDING 1 - TYPE 1		44.8 TOTAL AREA 100%
4 STORIES EACH 15,400 SQ FT (EACH FLOOR RESIDENTIAL USAGE)	32 TOTAL 1-BED	7.09 IMPERVIOUS 16%
(8) 1-BED AND (7) 2-BED UNITS PER FLOOR	28 TOTAL 2-BED	37.71 IMPERVIOUS 84%
BUILDING 2 - TYPE 1		DENSITY
4 STORIES EACH 15,400 SQ FT (EACH FLOOR RESIDENTIAL USAGE)	32 TOTAL 1-BED	240 TOTAL UNITS /
(8) 1-BED AND (7) 2-BED UNITS PER FLOOR	28 TOTAL 2-BED	44.8 ACRES =
		5.36 UNITS/ACRE
BUILDING 3 - TYPE 1		UNIT MIX
4 STORIES EACH 15,400 SQ FT (EACH FLOOR RESIDENTIAL USAGE)	32 TOTAL 1-BED	120-1 BED UNITS - 50%
(8) 1-BED AND (7) 2-BED UNITS PER FLOOR	28 TOTAL 2-BED	112-2 BED UNITS - 46.7%
		8-3 BED UNITS - 3.3%
		TOTAL : 240 UNITS
BUILDING 4 - TYPE 2		
4 STORIES EACH 16,740 SQ FT (EACH FLOOR RESIDENTIAL USAGE)	24 TOTAL 1-BED	
(6) 1-BED AND (7) 2-BED AND (2) 3-BED UNITS PER FLOOR	28 TOTAL 2-BED	
	8 TOTAL 3-BED	

PREPARED BY:
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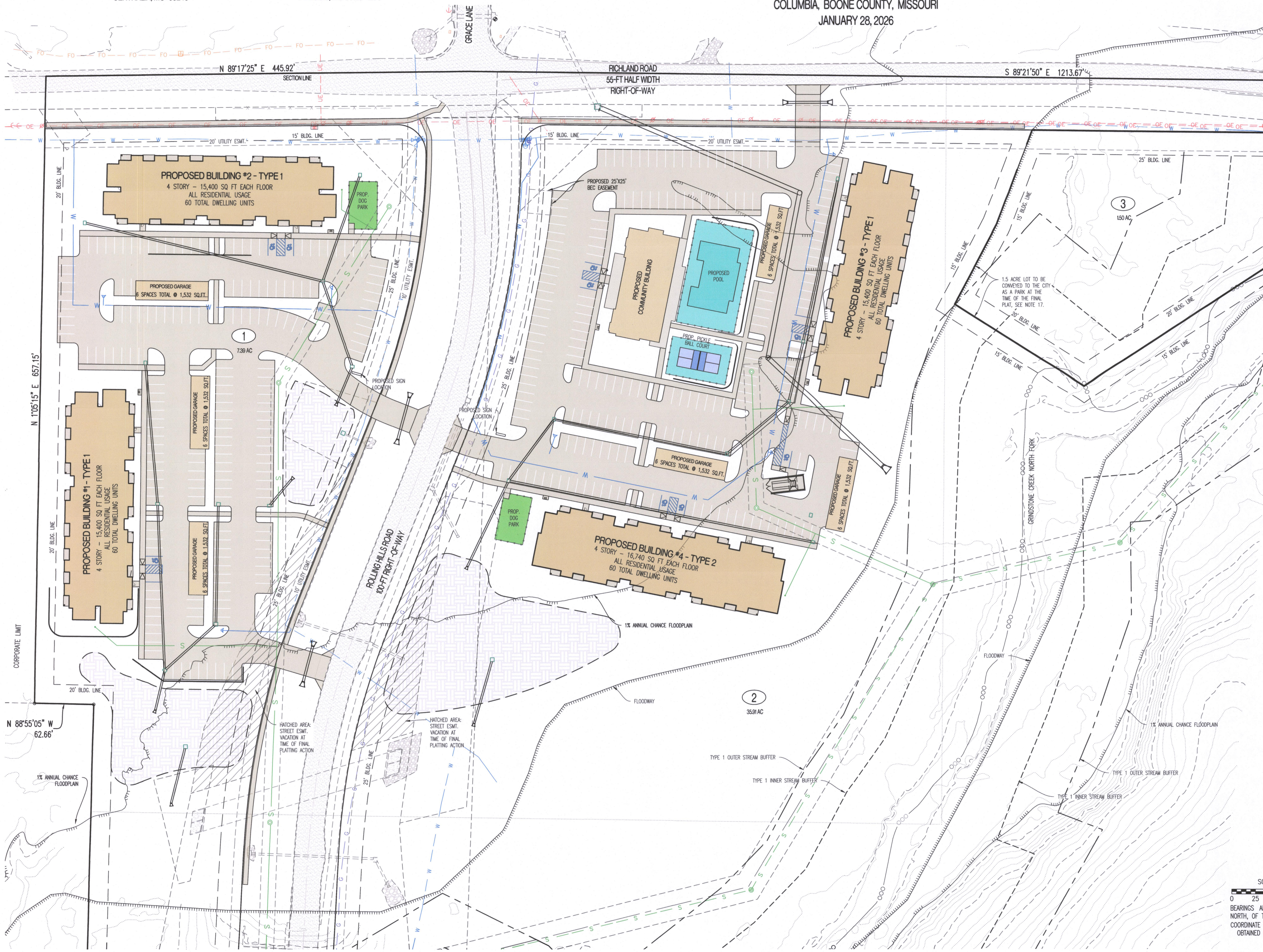
TIMOTHY D. CROCKETT
PROFESSIONAL ENGINEER
NO LICENSE 2004000775

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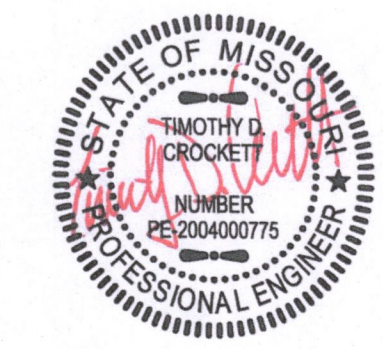
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SCALE: 1"=50'

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.



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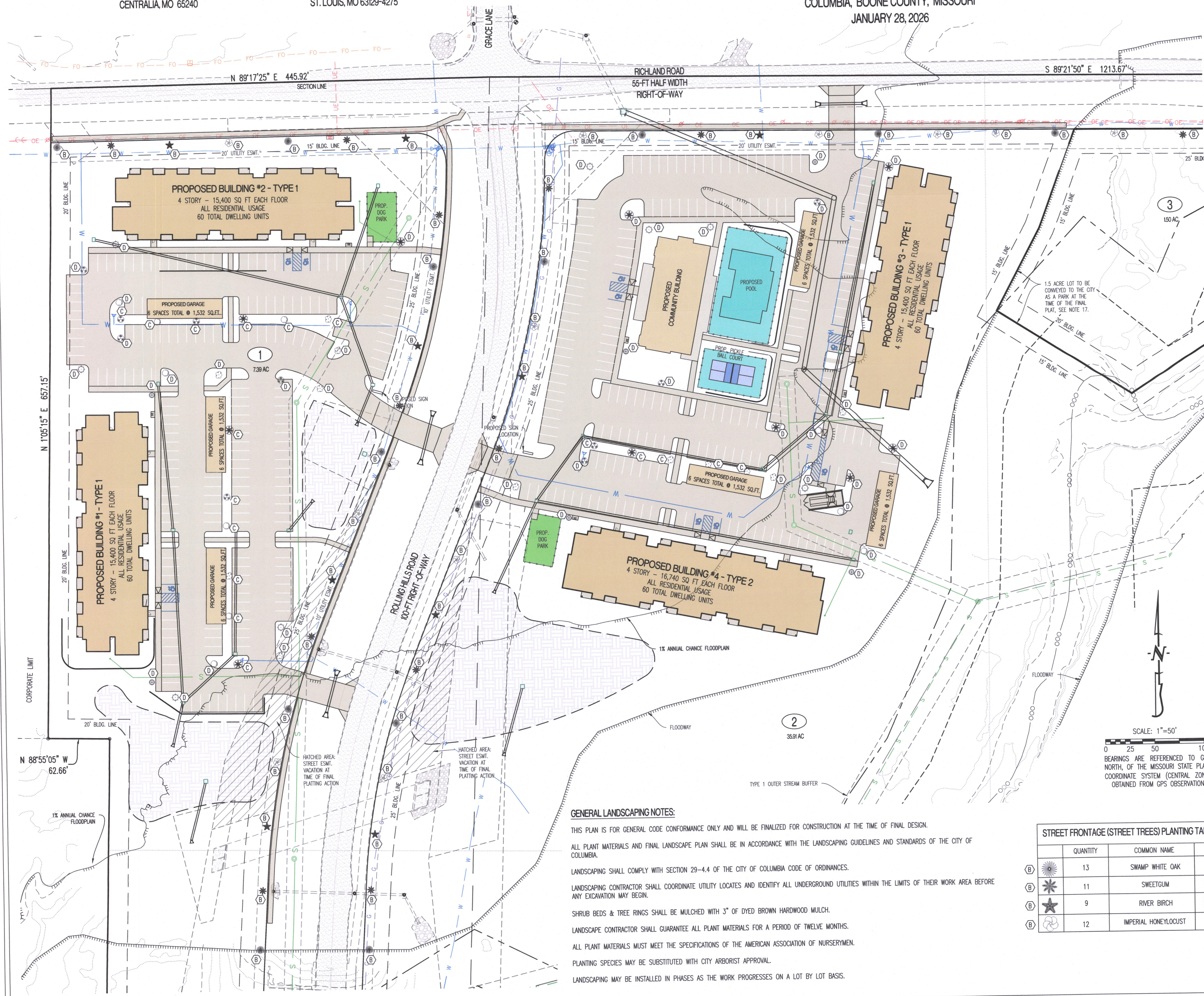
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---	PROPOSED STORM SEWER	○	

LANDSCAPE COMPLIANCE:

29-4.4(c) - GENERAL PROVISIONS:

TOTAL SITE AREA:	44.81
REQUIRED 15% OF TOTAL SITE TO BE LANDSCAPED:	6.72 AC. (15%)
MINIMUM PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED:	37.95 AC. (85%)

29-4.4(d) - STREET FRONTAGE LANDSCAPING:

(1) LENGTH OF PAVED AREA (OVER 40' IN LENGTH) WITHIN 25' OF R/W TO HAVE 6' WIDE LANDSCAPED BUFFER: 0 L.F. TO ANY R/W
(REFER TO TYPICAL SCREENING BED PLANTING DETAIL)
0 L.F. * 6' = 0
0 TREES

(A) 1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA

(B) (2) 1 TREE PER 60' OF STREET FRONTAGE WITH RIGHT OF WAY GREATER THAN 50 FEET: 45 TREES
(2,700' APPLICABLE STREET FRONTAGE)

29-4.4(d)(2)(viii) - THE REQUIREMENTS OF THIS SUBSECTION SHALL NOT APPLY TO PREVIOUSLY PLATTED LOTS

29-4.4(e) - PROPERTY EDGE BUFFERING:

N/A

29-4.4(f) - PARKING AREA LANDSCAPING:

(1) IF PARKING AREA CONTAINS MORE THAN 100 SPACES, PARKING SPACE AREA TO INCLUDE LANDSCAPING AREA EQUAL TO 10% OF PAVED AREA. PARKING AREAS BETWEEN 100 AND 149 SPACES SHALL BE SEPARATED BY 10' WIDE LANDSCAPE STRIP WITH 4 CATEGORIES OF PLANTING MATERIALS FROM SECTION 29-4.4(c)(6)

15,530 SF REQUIRED	17 TREES
(2) 1 TREE PER 40' L.F. OF LANDSCAPED AREA - 660 L.F.	39 TREES
(4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 155,350 S.F. OF PARKING AND DRIVE LANES	39 TREES
0 EXISTING PARKING LOT TREES	39 TREES
PARKING LOT TREES REQUIRED	39 TREES
PARKING LOT TREES PROPOSED	
(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES	12 TREES
MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES	16 TREES

29-4.4(g) - PRESERVATION OF EXISTING LANDSCAPING:

TOTAL SIGNIFICANT TREES (OUTSIDE OF PRESERVED AREAS): 28 TREES
(3)(i) MINIMUM OF 25% OF TOTAL SIGNIFICANT TREES TO BE PRESERVED (8 TREE)

PARKING AREA LANDSCAPING PLANTING:

QTY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
4	HEDGE MAPLE	ACER CAMPESTRE	MEDIUM TREE	2.5" CALIPER
4	GOLDENRAINTREE	KOELREUTERIA PANICULATA	MEDIUM TREE	2.5" CALIPER
4	RED OAK	QUERCUS RUBRA	LARGE TREE	2.5" CALIPER
8	SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	LARGE TREE	2.5" CALIPER
5	REDBUD	CERCOIS CANADENSIS	SMALL TREE	2.0" CALIPER
6	JAPANESE TREE LILAC	SYRINGA RETICULATA	ORNAMENTAL TREE	2.0" CALIPER
TOTALS	17	39		

STREET FRONTAGE (STREET TREES) PLANTING TABLE:

QTY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
13	SWAMP WHITE OAK	QUERCUS BICOLOR	LARGE TREE	2.5" CALIPER
11	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	LARGE TREE	2.5" CALIPER
9	RIVER BIRCH	BETULA NIGRA 'HERITAGE	MEDIUM TREE	2.5" CALIPER
12	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS	MEDIUM TREE	2.5" CALIPER

GENERAL LANDSCAPING NOTES:

THIS PLAN IS FOR GENERAL CODE CONFORMANCE ONLY AND WILL BE FINALIZED FOR CONSTRUCTION AT THE TIME OF FINAL DESIGN.

ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.

LANDSCAPING SHALL COMPLY WITH SECTION 29-4.4 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

LANDSCAPING CONTRACTOR SHALL COORDINATE UTILITY LOCATES AND IDENTIFY ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THEIR WORK AREA BEFORE ANY EXCAVATION MAY BEGIN.

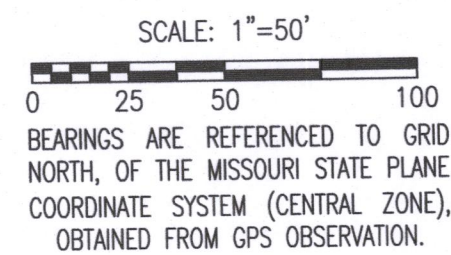
SHRUB BEDS & TREE RINGS SHALL BE MULCHED WITH 3" OF DYED BROWN HARDWOOD MULCH.

LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF TWELVE MONTHS.

ALL PLANT MATERIALS MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERMEN.

PLANTING SPECIES MAY BE SUBSTITUTED WITH CITY ARBORIST APPROVAL.

LANDSCAPING MAY BE INSTALLED IN PHASES AS THE WORK PROGRESSES ON A LOT BY LOT BASIS.



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