

Introduced by: _____

First Reading: _____

Second Reading: _____

Ordinance Number: _____

Council Bill Number: B 178-26

AN ORDINANCE

approving a major amendment and the PD Plan for "Columbia Senior Living Community" located on the southeast corner of Scott Boulevard and Vawter School Road, inclusive of requested design exceptions; approving a revised statement of intent; approving a first amendment to the development agreement with Capital Land Investment LLC; directing the City Clerk to record the development agreement; 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 City Council hereby approves a major amendment and the PD Plan for "Columbia Senior Living Community," as certified and signed by the surveyor on May 13, 2026, (hereinafter "PD Plan"), described as follows:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF TRACT 1-A OF A SURVEY RECORDED IN BOOK 2860, PAGE 59, ALSO BEING ALL OF LOTS 102 AND 103 OF COPPERSTONE CORNER PLAT 1 RECORDED IN PLAT BOOK 58, PAGE 41, ALSO PART OF THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5849, PAGE 53, AND PART OF THE TRACT DESCRIBED BY TRUSTEE'S DEED RECORDED IN BOOK 5849, PAGE 54, RECORDS OF BOONE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 1-A, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 33; THENCE ALONG THE NORTH SECTION LINE S 83°10'20"E, 345.72 FEET; THENCE LEAVING SAID SECTION LINE AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF VAWTER SCHOOL ROAD S 06°49'40"W, 55.00 FEET; THENCE S 83°10'20"E, 228.58 FEET; THENCE ALONG CURVE TO THE LEFT HAVING A RADIUS OF 11904.64 FEET, AN ARC LENGTH OF 24.73 FEET AND SAID CURVE HAVING A CHORD WHICH BEARS S 83°13'55"E, 24.73 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF LOT 101 AND C101 OF SAID COPPERSTONE CORNER PLAT 1 S 01°54'10"W, 383.46 FEET; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID LOT C101, S 88°33'55"E, 147.84 FEET; THENCE ALONG A CURVE TO THE

LEFT HAVING A RADIUS OF 128.00 FEET, AN ARC LENGTH OF 133.77 FEET AND SAID CURVE HAVING A CHORD WHICH BEARS N 61°29'45"E, 127.77 FEET; THENCE S 88°09'20"E, 29.25 FEET; THENCE LEAVING SAID SOUTH LINE OF SAID LOT C101 AND ALONG THE EAST LINE OF SAID LOT 103 S 01°23'45"W, 279.45 FEET; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF LOTS 304, 305 AND 306 OF COPPERSTONE PLAT 3 RECORDED IN PLAT BOOK 41, PAGE 51, N 88°38'10"W, 374.51 FEET; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF LOTS 306, 307 AND 308 OF SAID COPPERSTONE PLAT 3 S 01°21'25"W, 288.24 FEET; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID TRACT 1-A N 88°38'15"W, 501.98 FEET TO A POINT ON THE WEST SECTION LINE OF SAID SECTION 33; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID WEST SECTION LINE N 01°26'10"E, 999.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.77 ACRES.

(hereinafter the "Subject Property")

For that portion of the Subject Property, such PD Plan shall replace any prior approved plans, and is inclusive of the following requested design exceptions:

1. Allow parking to exceed the maximum 200% of the minimum parking standard for the Continuing Care Retirement Community use as required by Sec. 29-4.3(b)(2).
2. Allow a structure height increase for building "C" to exceed the maximum of 45-feet in height as required by Sec. 29-3.3(f)(3).

Hereafter the Subject Property may be used in conformance with the PD Plan and for such permitted uses as set forth in the revised statement of intent described herein in Section 2.

SECTION 2. The City Council hereby approves the terms and conditions contained in the revised statement of intent, for the Subject Property as legally described in Section 1 of this ordinance, dated May 7, 2026, attached hereto as "Attachment A" and made a part of this ordinance. For the Subject Property, the revised statement of intent shall replace the statement of intent attached to Ordinance No. 025347 and passed by the City Council on June 5, 2023. The revised 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 3. The City Manager is hereby authorized to execute a first amendment to the development agreement with Capital Land Investment LLC to establish public infrastructure obligations. The form and content of the first amendment to the development agreement shall be substantially as set forth in "Attachment B" attached hereto.

SECTION 4. The City Clerk is authorized and directed to have the first amendment to the development agreement recorded in the office of the Boone County Recorder of Deeds.

SECTION 5. This ordinance shall be in full force and effect from and after its passage.

PASSED: _____

Mayor and Presiding Officer

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Counselor