

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 7, 2026**

SUMMARY

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.

DISCUSSION

The applicants are seeking approval of a development plan, serving as a preliminary plat, and revised Statement of Intent (SOI) adding "Continuing Care Retirement Community" (CCRC) as a use for the site, applicable to the 12.15-acre subject site. The subject site will be accessed both through Scott Boulevard and the Private Street, Capital Drive, that has been developed to the east of the site, illustrated on the 2023 Copperstone Corner PD plan. The subject property is currently zoned PD under the 2023 Copperstone Corner PD plan, which permitted many commercial uses, institutional uses, and multi-family dwellings. Senior living communities fall under the definition of CCRC, and therefore needed to be added to the SOI to accommodate the proposed development.

None of the lots illustrated on the 2023 Copperstone Corner PD plan have been developed, and all lots previously included in the 2023 Copperstone Corner PD plan are included in the proposed development plan with the exception of lot 101. Open zoning could have been considered on the site, but due to requested design exceptions that are described on the proposed PD Plan, staff believed remaining in PD zoning would be less burdensome for both staff and the applicant.

The revised SOI notes that the only dwelling type to be developed on this site is multi-family dwellings of various types to accommodate residents of different capabilities within the CCRC. CCRC is the only additional use added to the SOI. Setbacks for both structures and parking areas are consistent or improved from the previously approved SOI, being 25-feet around the entire perimeter of the site. Proposed minimum landscaping of 15% of the comprehensive site comports with city standards for development in open zoning districts. The development is to contain 181 dwelling units which results in a net and gross density of 14.9 and 13.13 units/acre respectively. These densities are consistent with maximum permissible densities of multi-family dwellings in the R-MF (Residential – Multiple Family Dwelling) zoning district, also referenced in the previously approved SOI.

The preliminary plat illustrates the site as being platted as one lot. The site has access to city provided utilities from Capital Drive, West Vawter School Road, and Scott Boulevard. Boone Electric has existing electric utility installed underground at the intersection of Front Gate Drive and Capital Drive, which can serve the subject property. The low-point of the site is by the northwest corner of the site, or southeast of the roundabout at West Vawter School Road and Scott Boulevard and will host stormwater detention facilities.

15-foot utility easements are to be dedicated on the site's frontage along Scott Boulevard, and 25-foot utility easements are to be dedicated on the site's frontage along West Vawter School Road upon final platting. There are also proposed sanitary sewer easements and drainage easements that must be dedicated upon final platting to facilitate utility extension. Portions of Scott Boulevard and West Vawter School Road, upon which this site fronts, are currently in a street easement, and will need to be dedicated as right-of-way upon final platting as well. Hammerhead turnarounds are provided where deemed necessary by the International Fire

Code to ensure safe emergency vehicle access to and from the site. The drive aisles have adequate width for fire apparatus.

Street trees are being provided along Scott Boulevard and West Vawter School Road in compliance with city standards in sec. 29-4.4(d) of the City's Unified Development Code. Trees interior to the parking lot and drive aisles are also being planted in accordance with sec. 29-4.4(f) of the City's Unified Development Code. Screening and buffering are to be provided on the southern edge of the site where the property abuts R-1 zoned property. No screening or buffering is required for any other edges of the property, but shade trees and shrubs are to be provided along the easternmost edge of the property.

The landscape plan notes that vegetative buffering on the southern edge of the site is to "be installed by others," as the developer of the site does not own the site. These landscaping improvements were illustrated on the 2023 PD plan, and are to be made by Capital Land Investment LLC, the current owner, but not the developer. This is to be documented within the revised development agreement that will be signed by Capital Land Investment LLC.

The structures to be developed on the site will result in 181 dwelling units, and will also include accommodations typical to CCRCs. 15 "villa" dwelling units with 2 car garages are proposed, as well as 98 independent living dwellings, 48 assisted living dwellings, and 20 memory care dwellings. Two design exceptions are being requested for this development, related to parking and structure height.

The design exception for parking allows the applicant to exceed 200 percent of the required minimum parking. Parking standards for CCRCs are 1 space per 3 habitable units, which would result in a maximum of 126 parking spaces. Given the proposed variety of dwelling types provided for the development, which serves clientele at different levels of physical capability, there may be greater demand for parking than what is permitted within a typical CCRC. Additionally, there are no provisions for guest parking in CCRCs; therefore, the parking standards for this particular use may be rather inflexible and a design exception is believed to be reasonable.

The design exception for structure height only applies to building "C", which is the northernmost building on the site. This building lies in the lowest point of the site, and the height exception is sought to accommodate an elevator at an even grade with building "C" to accommodate both building "C" and building "B". There is about a 15-foot difference in ground elevation for building "C" and building "B". Height is defined as the vertical distance from grade plane to the average height of the roof surface, and all structures may be 45-feet tall by-right, in accordance with the use-specific standards for CCRCs (sec. 29-3.3(f)(3)).

Since all structures are to be a maximum of 45-feet in height, in order to connect two 45-foot-tall structures with a 15-foot difference in grade, the height of building "C" must be 60-feet tall. Staff believes this is a reasonable design exception, and that the increase in height is not inappropriate considering the increased height is sought near the lowest point of the site, and would not exceed the elevation for structures near the southern end of the site, its highest point. The applicant has provided architectural renderings to illustrate this which are attached to this report.

The site is accessed from Scott Boulevard and Capital Drive, a private street, which connects to West Vawter School Road. Pursuant to the revised traffic study performed for this proposal, street improvements not previously documented in the development agreement for this site must be included in a revised development agreement. This includes a shared left turn lane on Scott Boulevard to provide access to the site to mitigate congestion for those making left turns into the development. All previously documented improvements will still be included within the revised development agreement. An agreed upon development agreement is necessary prior to the introduction of this case to City Council.

CONCLUSION

The proposed PD Plan, serving as a preliminary plat, and revised SOI are found to be compliant with the City's zoning and subdivision regulations. Adding the use of a CCRC to the existing SOI is not believed to be inappropriate when considering the previously permitted uses, and all revisions to the SOI comport with the previous SOI and city standards. Necessary design exceptions are properly labeled on the PD plan and believed to be appropriate provided the nature of the use and the topography of the site. Minor corrections to the PD plan must be made prior to introduction of this proposal at City Council.

RECOMMENDATION

Approve the proposed PD Plan, serving as a preliminary plat, and revised statement of intent, subject to the following conditions:

1. Technical corrections
2. Revised development agreement including identified improvements from the revised traffic impact study

ATTACHMENTS

1. Locator Maps
2. PD Development Plan
3. Statement of Intent Worksheet
4. Preliminary Site Plan and Architectural Renderings

HISTORY

Annexation date	1998
Zoning District	PD (Planned Development)
Land Use Plan designation	Commercial, Neighborhood
Previous Subdivision/Legal Lot Status	Unplatted, part of Copperstone Corner PD Plan, serving as a preliminary plat

SITE CHARACTERISTICS

Area (acres)	12.15 acres
Topography	Sloping down from south end of site to north end of site, approximately 60-ft in change of elevation from lowest to highest point
Vegetation/Landscaping	Limited trees – located largely on lots 102 and 103 of Copperstone Corner Plat 1
Watershed/Drainage	Hinkson Creek, Mill Creek
Existing structures	None

UTILITIES & SERVICES

Water	City of Columbia
Sewer	City of Columbia
Electric	Boone Electric
Emergency Services	City of Columbia

ACCESS

Capital Drive

Location	East of subject site, accesses West Vawter School Rd
Major Roadway Plan	Private street
CIP projects	None
Sidewalk	Installed

Scott Boulevard

Location	West of subject site
Major Roadway Plan	Minor Arterial
CIP projects	None
Sidewalk	Installed

PARKS & RECREATION

Neighborhood Parks	MKT Nature and Fitness Trail, MKT Trail – Scott Boulevard Access, Jay Dix Station
Trails Plan	MKT Connector, MKT Nature and Fitness Trail
Bicycle/Pedestrian Plan	None

PUBLIC NOTIFICATION

Public Notification Responses	None
Notified neighborhood association(s)	Copperstone, Spring Creek
Notified neighborhood association(s)	None

37 “public hearing” letters were mailed to property owners and tenants within 185-feet of the subject property. One letter was provided to the Council Ward representative. Two letters were sent to neighborhood associations and homeowners associations within 1,000 feet of the subject site. All “public hearing” letters were distributed on April 20, 2026. The public hearing ad for this matter was placed in the Tribune on March 21, 2026.

Report prepared by: David Kunz

Approved by: Patrick Zenner