

Council Memo

Department Source: Community Development

To: City Council

From: City Manager & Staff

Council Meeting Date: July 20, 2026

Re: PD Plan Columbia Senior Living Community – Major PD Plan Revision (Case #122-2026)

Impacted Ward: Ward 5

Executive Summary

Approval of this request would revise the existing Copperstone Corner PD Development Plan and create a site-specific Statement of Intent (SOI) enabling the undeveloped 12.15-acres at the corner of S. Scott Boulevard and Vawter School Road to be developed with a Continuing Care Retirement Community (CCRC) project containing 181 dwelling units. The revised Development Plan has two associated design exceptions regarding structure height and parking. The resulting development plan is to be known as “Columbia Senior Living Community” and includes the vacant 12.15 acres of land presently addressed as 4190 West Vawter School Road which was previously shown as Lots 102-110 of the Copperstone Corner PD Plan.

Discussion

A Civil Group (agent), on behalf of Capital Land Investment LLC (owner) and O'Reilly Development LLC (applicant/developer), are seeking approval of a revised development plan to be known as “Columbia Senior Living Community”, also serving as a new preliminary plat for the vacant 12.15-acre parcel, and site-specific Statement of Intent (SOI) that adds “Continuing Care Retirement Community (CCRC)” as a use for the site. The subject site will be accessed from both Scott Boulevard and Capital Drive (a private street) to the east of the site as illustrated on the 2023 Copperstone Corner PD plan. The subject property is currently zoned PD under the 2023 Copperstone Corner PD plan, which permits 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.

The site-specific 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 PD Plan which will also serve as the site's preliminary plat, illustrates the site as being platted into a single lot. The 12.15-acres site was previously identified on the Copperstone Corner PD Plan as Lots 102-110. The site has access to city provided utilities from Capital Drive, West Vawter School Road, and Scott Boulevard. Boone Electric has existing electric utilities 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 its northwest corner, or southeast of the roundabout at West Vawter School Road and Scott Boulevard and will host stormwater detention facilities.

Fifteen-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 are currently in a street easement; however, will be dedicated as right-of-way upon final platting. Fire Code-compliant hammerhead turnarounds are provided where deemed necessary to ensure safe emergency vehicle access to and from the site. The drive aisles shown on the Development Plan have adequate width for fire apparatus and conform to Fire Code standards.

Landscaping is compliant with Sec. 29-4.4 of the UDC. 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 future developer of the site, O'Reilly Development LLC, 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. The landscaping plan will be binding for whoever develops this site.

The site will include 181 dwelling units in a variety of structure topologies. This includes 15 "villa" dwelling units with 2 car garages, as well as 98 independent living dwellings, 48 assisted living dwellings, and 20 memory care dwellings. Two design exceptions are being requested to accommodate this development, related to parking and structure height.

The design exception for parking allows the applicant to exceed the maximum 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, 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 or on-site staff working within a 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 at 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 an approximate 15-foot

difference in ground elevation between building “C” and building “B”. Height is defined as the vertical distance from average 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 appropriate 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 (attached) to illustrate that granting this exception would look like.

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, new improvements to Scott were identified as the use of the site is less intense. These improvements are a southbound left turn lane, extending 50-feet north from the point of ingress/egress for the site along Scott, and a stop bar/sign is to be installed at the point of ingress/egress. The development agreement, inclusive of supporting exhibits, is attached to this report. The two aforementioned improvements must be completed prior to the issuance of a certificate of occupancy for any development on the site.

The Planning and Zoning Commission held a public hearing on this request at the May 7, 2026 meeting. Staff provided its report and the applicant provided a presentation on the proposed development. Multiple members of the public spoke in regards to this request. Two were speaking in support of the development, as current residents of a CCRC in town.

Two members of the public spoke regarding concerns of water pressure adequacy on the site and how it may potentially affect the pressure for the residential subdivision to the south of the development. The applicant's agent spoke about these concerns, noting the proposed development is hypothetically less intense than what is currently permitted under the existing statement of intent. One member of the public spoke about concerns relating to the current owner's landscaping plans from the previously approved PD plan, notably the lack of a vegetative buffer between this site and the PD zoned lots to the east. This speaker noted that they appreciated O'Reilly's willingness to install a vegetative buffer at this location and was generally in support of the proposed PD plan.

Following limited additional discussion, the Commission made a motion to approve the proposed revised development plan, inclusive of the requested design exceptions, pursuant to technical corrections and a fully executed revised development agreement. The motion passed unanimously (8-0).

The staff report to the Planning and Zoning Commission, locator maps, the revised PD plan, site-specific statement of intent, architectural renderings, revised development agreement, public correspondence, and meeting excerpts are attached for reference.

Fiscal Impact

Short-Term Impact: None anticipated. Any extension of services to serve the property would be at the applicant's expense.

Long-Term Impact: Limited expenses anticipated given the proposed development will have "private" facilities serving it. Possible impact may be increase public safety and solid waste collection costs. Such cost would be off-set by increased tax collection and user fees.

Strategic & Comprehensive Plan ImpactStrategic 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: Economic Development, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
07/15/2024	Approved Copperstone Corner Plat 1 (Ord. 25712)
06/05/2023	Approved Copperstone Corner PD Plan (Ord. 25347)

Suggested Council Action

Approve the "Columbia Senior Living Community PD Plan" inclusive of the design exceptions pertaining to parking and building height, and the site-specific statement of intent as recommended by the Planning and Zoning Commission. Additionally, authorize the City Manager to execute a revised development agreement between the City and Capital Land Investment LLC establishing development obligations relating to required public infrastructure improvements within the subject acreage.