

Council Memo

Department Source: Community Development

To: City Council

From: City Manager & Staff

Council Meeting Date: August 17, 2026

Re: Legacy Roundabout, Plat No. 1 – Final Plat (Case #112-2026)

Impacted Ward: Ward 5

Executive Summary

Approval of this request would result in the dedication of 2.55-acres of land to the City of Columbia for the construction of a roundabout at the intersection of Southampton Drive and Sinclair Road in accordance with the preliminary plat of "Legacy Farms," and the associated development agreement between the City of Columbia and Legacy Land Development, LLC approved on April 4, 2022 (Ord. 024981).

Discussion

A request by Crockett Engineering (agent), on behalf of Legacy Land Development, LLC (owner), for approval of a final plat, on of R-1 (One-family Dwelling) zoned property, to be known as Legacy RAB, Plat No. 1. The 2.55-acre subject site is located at 4599 Sinclair Road. The purpose of the plat is to dedicate the right-of-way associated with a traffic circle that is nearing completion at the intersection of Sinclair Road and Southampton Drive pursuant to Ord. 024981.

The subject acreage is located roughly 700 feet south of Nifong Boulevard on the west side of the intersection of Southampton Drive and Sinclair Road. As a condition of approval of the "Legacy Farms," preliminary plat, the applicants were required to enter into a development agreement to establish public infrastructure obligations. As a part of the preliminary plat review, the applicants submitted a traffic impact analysis which identified a number of roadway improvements that would be recommended as a result of the traffic impacts generated by the proposed 532-lot development. One such improvement identified by the study was the roundabout at Sinclair Road and Southampton Drive.

The roundabout is currently under construction and nearing completion. The developer's intent is to complete the improvements such that the street will be open and fully-functional before school begins at the nearby Eagle Bluffs Elementary and John Warner Middle Schools. Dedication of the proposed right-of-way via this plat formalizes the public dedication of the roundabout improvements to the City of Columbia for future ownership and maintenance.

The final plat has been reviewed by both internal/external staff and agencies and has been found to be compliant with all provisions of the UDC. All applicable easements of record are depicted on the attached plat. Standard 10-foot utility easements, and a temporary turnaround easement at the western terminus of the new extension of Southampton Drive were dedicated by separate documents. These offsite easements are depicted on the plat with a book & page notation for the recorded instruments.



701 East Broadway, Columbia, Missouri 65201

Locator maps, proposed final plat, and approved preliminary plat are attached for review and reference.

Fiscal Impact

Short-Term Impact: Limited. No short-term costs are expected for the city. All necessary improvements are to be installed at the developer's expense.

Long-Term Impact: Any potential impact may or may not be offset by increased user fees and/or property tax collection.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
04/04/2022	Approved: Preliminary Plat of Legacy Farms, and associated development agreement. (Ord. 024981)

Suggested Council Action

Approve the proposed, "Legacy RAB, Plat No. 1," final plat.