

Heritage Woods Home Owners Association
3700 Monterey Dr, Ste E -- Columbia, MO 65203

2/14/2022

RE: Legacy Farms (Case #59-2022)

Clint Smith, Senior Planner

This letter is to inform you that Heritage Woods Home Owners Association neither opposes nor endorses the Legacy Farms development plan. We have met with the developer and his engineer. We appreciate their willingness to answer our questions and address our concerns.

Our primary concern is our ability to get in and out of our 50 lot subdivision. We only have one point of egress and there is no other option but to use Sinclair Road. This is not just a problem caused solely by proposed subdivision! It's a culmination of the increased traffic caused by previous development along Sinclair Road, the John Warner Middle School and the proposed new elementary school.

When the Columbia Public Schools came before the city council with their plans for the new John Warner Middle School, I testified then that I thought Sinclair Road should probably be widened to at least 3 lanes from Nifong Blvd to just south of the propose new school. One of the councilpersons asked the Superintendent of CPS if they had any plans to put another school at this location. He said, "No, we might put a small special purpose facility on it sometime in the future, but it shouldn't generate much traffic".

We believe that sometime soon that Sinclair Road will need to be improved and that it is not a problem entirely caused by the Legacy Farm development, nor should they have to bare entire cost to make the needed improvements. I could make a case that the developer of our subdivision helped create the problem.

So here is what I'm suggesting:

- a. Widen the entrance into Heritage Woods subdivision to allow better egress. (see EXHIBIT A)
- b. The intersection of So Hampton and Sinclair Road sits in a low spot. There are 3 hills on Sinclair Road that blocks drivers' view of oncoming traffic and drivers are afraid of pulling out into oncoming traffic. The hills on Sinclair Road either need to be cut down 4-5 feet or the intersection raised the same amount. (see EXHIBIT B)
- c. Widening Sinclair Rd to 3 lanes from Nifong Blvd to just south of the John Warner Middle School. (see EXHIBIT C)

The above items are long standing issues and were not the fault of the Legacy Farms developer and they should not therefore bear the costs to fix them.

Please don't hesitate to email me at mikemc0149@gmail.com or call me at 573-268-9521 or if you have any questions.

THANK YOU for hearing us out.

A handwritten signature in black ink, appearing to read "Mike McMillen". The signature is fluid and cursive, with a large initial "M" and "M".

Mike McMillen, President
Heritage Woods HOA

Exhibit A



Exhibit B

Hill →

Scalp Rd 4 ft

Hill →

Scalp Rd
4 ft →

So. Hampton

Hill →

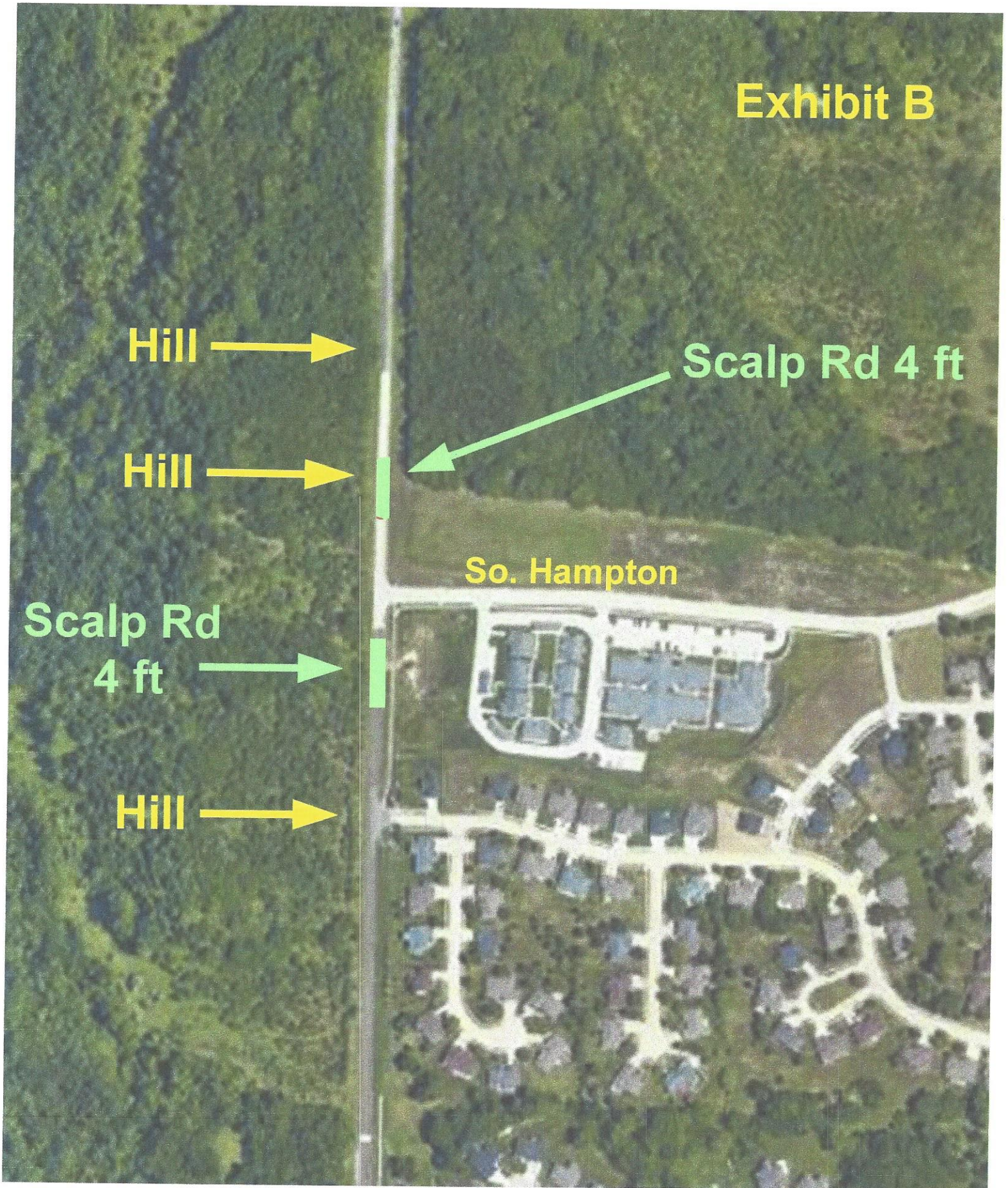


Exhibit C



The Pines Homes Association

404 Tiger Lane
Columbia, MO 65203

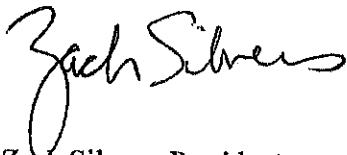
November 23, 2021

Columbia Planning & Zoning
701 E. Broadway
PO Box 6015
Columbia, MO 65205

Dear Columbia Planning & Zoning:

The Board of Directors of The Pines Homes Association is not opposed to the proposal by Legacy Land Development LLC to develop the area that is known as Sinclair Farms.

Sincerely,



Zach Silvers, President
The Pines Homes Association Board of Directors

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