

Arrowhead Lake Estates Homeowners Association

February 12, 2020

To: City of Columbia

The Arrowhead Lake Estates HOA has reviewed and is in support of the proposed plan for the Sinclair Farm property west of Sinclair Road. The following features are of note:

- *The estate lots abutting our neighborhood
- *Multiple entrances to the development
- *Turn lanes
- *Green space
- *The inclusion of only small neighborhood businesses.

Karen Weaver

Karen Weaver
President
445-6336
kweaver7@gmail.com

Blake Danuser
Steve Keithahn
Randy Sinquefield
Directors

From: Kim and Bennet Fallis <kimandbennet@gmail.com>

Date: February 19, 2022 at 2:07:07 PM CST

To: Patrick Zenner <Patrick.Zenner@como.gov>

Subject: Re: [Planning and Development Listserv] February 24, 2022 Planning and Zoning Commission Work Session and Regular Meeting Agendas

Hello Mr. Zenner

I will be out of town for the public hearing this week, but do have some questions about the proposed changes on Sinclair Road.

Can you please clarify what qualifies under the "mixed-use neighborhood commercial lots" - specifically, can there be

- * any gas stations or convenience stores
- * and fast food/drive through restaurants
- * 24 hour facilities of any kind
- * any Medical Marajuana stores of any kind

Also, the report to staff includes the paragraph below. Can you please clarify what it means to be "generally" consistent with the designation of the future land use map - does that mean there are requests that are not **fully** consistent with the designation?

"The site is identified in Columbia Imagined as being within the Neighborhood District land use category. The Neighborhood District permits all types of residential uses and R-1 zoning is generally consistent with that designation of the future land use map. The Neighborhood District also "supports a limited number of nonresidential uses that provide services to neighborhood residents." All three of the proposed zoning districts would generally be considered consistent with the Neighborhood District."

If I need to reach out to someone else for answers to these questions, please let me know. Thank you for your help.

Kim Fallis

Heritage Meadows Homeowner

On Fri, Feb 18, 2022 at 5:51 PM Patrick Zenner <Patrick.Zenner@como.gov> wrote:

Attached please find the PDF agendas for the upcoming February 24, 2022 Work Session and Regular meeting.

The Work Session will begin at 5:30 pm in Conference Rooms 1A/1B. Meal service for Commissioners and staff will be provided. The Regular meeting will begin at 7:00 pm in the Council Chambers.

Staff looks forward to seeing you on February 24 and extends its appreciation for your committed service.

PLEASE NOTE: On Monday October 18, 2021 the mask mandate within City Hall was lifted; however, the wearing of masks still remains highly recommended to combat the spread of COVID-19 and maintain our progress. Masking protocols should still be observed when social distancing cannot be achieved. With your help we can continue to curb the spread of COVID-19.

--

Patrick R. Zenner, Development Services Manager
City of Columbia - Community Development Department
[701 E. Broadway](https://www.columbiamo.gov/701-E-Broadway)
[Columbia, MO 65201](https://www.columbiamo.gov/Columbia-MO-65201)
(573) 874-7246

Please update your contact info. My email has changed to patrick.zenner@CoMo.gov

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You received this message because you are subscribed to the Google Groups "Planning and Development Listserv" group.

To unsubscribe from this group and stop receiving emails from it, send an email to pz-l+unsubscribe@gocolumbiamo.com.

To view this discussion on the web visit <https://groups.google.com/a/gocolumbiamo.com/d/msgid/pz-l/CACfhTwGrwh6y1JKRsfmPmP9YmsOhZrofeZOHivWbJCPGuwbnEg%40mail.gmail.com>.

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 small square mark above the second "l" in "Millen".

**Mike McMillen, President
Heritage Woods HOA**

Exhibit A

Chesterfield Dr



Exhibit B

Hill →

Scalp Rd 4 ft

Hill →

So. Hampton

**Scalp Rd
4 ft** →

Hill →



Exhibit C





c/o Community Property Management
404 Tiger Lane Columbia, MO 65203
Phone: 573-445-2050 x351
Email: Tracy@cpmgateway.com

February 22, 2022

To Whom It May Concern:

Please allow this letter to confirm our support of the proposed Legacy Farms Development.

We have reviewed the project and appreciate the willingness of the developer to discuss the development with us, answer our questions and review how it may impact the community, including the 500 homes in The Highlands.

We see the development as complimentary to our own, with multiple price points, open spaces, designated commercial space, woods and walking trails. In addition, we appreciate the upgrades to Sinclair and the roundabout at Nifong that will occur as part of this project. This will allow Sinclair to direct traffic to Nifong, limiting dangerous residential cut through traffic.

Development is inevitable and projects like Legacy Farms will serve our City well.

Sincerely,

Michael Szewczyk
President
Highlands Homes Association

The Pines Homes Association

404 Tiger Lane
Columbia, MO 65203

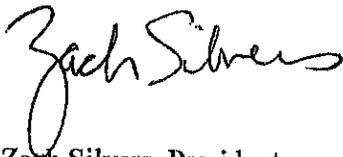
November 23, 2021

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

RECEIVED
NOV 29 2021
PLANNING DEPT.

Public Correspondence on Sinclair Farms Development

Jason DePrima <jdeprima@hotmail.com>
To: "Clinton.Smith@CoMo.gov" <Clinton.Smith@como.gov>
Cc: "Hillrst@aol.com" <Hillrst@aol.com>

Thu, Feb 24, 2022 at 4:30 PM

Hi Clint,

I am writing this as a 16-year resident of the Mill Creek Manor neighborhood to express my support for the Sinclair Farms development. I was able to meet with Rob Hill to gain a better understanding of the development and how it would impact Mill Creek Manor. Rob walked me through the development map and infrastructure plans and was able to answer any questions I had. I have distributed the proposed development map and all the information I received from Rob to other Mill Creek Manor residents via our private neighborhood Facebook page, which has 480 members. The post has received 26 reactions in the first 24 hours, all "like" or "love", with 17 comments, all positive in nature. Previous concerns about where the Multi-Family homes would be located have been alleviated after seeing the planned development map. Additionally, questions from Mill Creek Manor homeowners about property value impacts seem to have been addressed with the enhanced knowledge of the development. One specific comment came from a homeowner whose property will abut Sinclair Farms:

"The developer stopped by my house Saturday. How many people would do that or care about our concerns? Although things will change, I was pleasantly surprised that they wanted our input and were even interested enough to listen. As a house that backs directly to the new subdivision, I appreciated that he intends to keep as many trees as possible. There will be noise for a while, but all in all sounds like a good plan."

A reply to that comment:

"Same Here! He stopped by our house today and shared the plan. Will be a large development but appreciate their approach and willingness to entertain questions and concerns. Hoping it enhances our property value."

Another comment:

"Looks like those of us at the top of Red Bay Creek could take a long walk to a coffee shop, that's cool 😊"

Please take this information into consideration as you continue to evaluate the Sinclair Farms development.

Regards,

Jason DePrima

Heritage Meadows Homeowners Association, Inc.

P.O. Box 1274

Columbia, MO 65205

March 15, 2022

Clint Smith
City of Columbia
701 E Broadway
PO Box 6015
Columbia, MO 65205

Dear Mr. Smith,

As a result of a majority vote, the Board of Directors of Heritage Meadows Homeowners Association is not opposed to the development of Legacy Farms.

Sincerely,



Alane Miller, President
Heritage Meadows Homeowners Association

Cc: Rob Hill