



701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 6, 2026

Re: The Vantage – Rezoning, PD Plan, and Development Agreement (Case #49-2026)

Impacted Ward: Ward 3

Executive Summary

Approval of this request would rezone 50.8 acres from Planned Development (PD) to PD as well as approve site-specific development plan to be known as “The Vantage” and a new site-specific Statement of Intent. The proposed development plan illustrates the development of the subject site with a 240-unit multi-family complex located on both the east and west sides of Rolling Hills Road south of its intersection with Richland Road.

Additionally, approval of this request would also authorize the City Manager to enter into a Development Agreement with the applicant that contains specific obligations and triggers for the dedication of parkland, a trail easement, and payment of a proportional monetary contribution for the future construction of a roundabout at the intersection of Richland Road/Grace Lane/Rolling Hills Road.

Discussion

Crockett Engineering Consultants, LLC (agent) on behalf of Tori-Bens Farms, LLC (owner) are seeking approval to rezone approximately 50.8 acres from PD to PD to allow the development of a 240-unit multi-family complex to be known as “The Vantage”. The request includes approval of a site-specific SOI and PD Plan, which will serve as the preliminary plat. Additionally, a development agreement establishing obligations and triggers for the dedication of parkland, a trail easement, and payment of a proportional monetary contribution to offset future construction costs of a roundabout at the intersection of Richland Road/Grace Lane/Rolling Hills Road accompanies this request. Final platting of the subject acreage will be required prior to issuance of building permits.

The development area consists of Tracts 2 and 4 and a portion of Tract 5, as established by the 2010 Richland Road Annexation and Zoning (Ordinance #20801). Under the 2010 approvals, Tract 2 was allocated 80,000 square feet of commercial gross floor area, Tract 4 was allocated 116 dwelling units, and the entirety of Tract 5 was allocated 538 dwelling units.

The current request proposes eliminating the previously approved commercial square footage on Tract 2 and reallocating the 116 dwelling units from Tract 4 to Tract 2, supplemented by an additional 124 units to reach a total of 240 dwelling units. The portion of Tract 5 contained within the subject acreage is not considered developable given its environmental constraints; therefore, the 538 units allocated to the entirety of this tract will remain unchanged by this request. Tracts 2 and 4 and that portion of Tract 5 constituting the subject acreage will be consolidated into a single development parcel upon final platting, resulting in a **gross density** of 5.36 dwellings units per acre and a **net density** of 9.13 dwellings units per acre.

The property presently is subject to the development agreement (attached) approved in 2010, which established obligations and improvement triggers across the tracts. As part of this request, two commitments will be partially addressed at final platting. First, a dedication of a trail easement along the North Fork of the Grindstone Creek through Tract 4. Second, the conveyance of a 1.5-acre parcel to the City for trailhead/park purposes. These commitments will be memorialized in the attached new development agreement accompanying this requested zoning action. While the new development agreement contains obligations for the conveyance of a 1.5-acre parkland/trailhead parcel, it does not prohibit the City from pursuing additional parkland dedication in the future that would likely be secured within the remaining undeveloped portions of Tract 5.

The PD Plan proposes four multi-family buildings, each 45 feet in height and containing 60 units, totaling 240 units. Amenities include a clubhouse, pool, pickleball court, and two dog parks. Rolling Hills Road divides the site, with two buildings located east and two west of the roadway. Lot 3 will remain undeveloped and will be conveyed to the City for trailhead/park purposes at final plat approval. It should be noted that a single trash compactor location and a "gang" mailbox kiosk are located on the east side of the development. A single trash compactor location was reviewed and approved by the City's Solid Waste Utility, and the location of the mailbox kiosk is consistent with the current requirements of the United States Postal Service.

Access to the proposed development is provided via Rolling Hills Road and Richland Road. A November 2025 Traffic Impact Study (TIS) determined the development will not adversely affect existing or planned transportation infrastructure. It is important to note that the conclusions expressed in the TIS about capacity failures at the Richland Road/Grace Lane/Rolling Hill Road intersection are only projected to occur upon **full build-out** of all existing approved developments along the Richland Road corridor. Several of the existing projects listed in the TIS have not been final platted; therefore, are not contributing to the current intersection's operations. It is worth noting that with each of the development along the Richland Road corridor, the city has collected a proportional monetary contribution from each development to assist in offsetting the future costs to build the planned roundabout at this intersection.

While the future roundabout is not presently funded within the current 10-year Roadway Ballot, it is possible, subject to additional supplemental funding being identified or allocated, that the roundabout could be constructed with other planned improvements along the Richland Road corridor to the west of the subject site. Facilitating a transfer of funds to support the remaining costs not presently collected from Richland Road development to support construction of the roundabout would require a future Council action.

Adequate right-of-way is provided to support future roadway improvements. Sidewalks are proposed along Richland Road and Rolling Hills Road, with an existing pedway along the east side of Rolling Hills Road. The development will provide 448 required parking spaces, including vehicle, garage, ADA, and bicycle parking. Landscaping and tree preservation meet UDC requirements, and a tree preservation plan (attached) has been approved by the City Arborist.

This request aligns with adopted City policies promoting livable and sustainable communities and addresses a documented shortage of multi-family rental housing identified in the 2024 Boone County and City of Columbia Housing Study. The site has remained undeveloped for approximately 16 years under its current commercial designation, while residential demand in the area has increased. Staff finds that conversion of the site to multi-family residential use is reasonable and not detrimental given the availability of nearby commercial centers.

The Planning and Zoning Commission considered this request at their February 5, 2026, meeting. Staff presented their report and responded to Commissioner questions. The agent was available on behalf of the applicant to answer Commissioner questions. Six members of the public spoke. Many of the concerns expressed were regarding traffic on Hoylake Drive and Richland Road. There were also concerns about developing in a floodplain and the number of units proposed. One member of the public spoke in favor of the project, citing the amount of green space that is being preserved.

Following limited additional discussion, the Commission made a motion to approve the request to rezone 50.8 acres from Planned Development (PD) to Planned Development (PD) to allow development of a 240-unit multi-family complex to be known as "The Vantage", as well as recommended approval of the associated Statement of Intent and Planned Development Plan that passed unanimously with a vote of (9-0).

The Planning and Zoning Commission staff report, locator maps, PD Plan, annotated PD Plan, Statement of Intent, tree preservation plan, November 2025 Traffic Impact Study, 2010 Development Agreement, 2010 Statement of Intent, meeting minute excerpts, and public correspondence are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with the extension or relocation of public utility infrastructure will be borne by the applicant.

Long-Term Impact: Potential costs may include increased public safety and trash collection services as well as increased public infrastructure maintenance (i.e. electric, roads, sewer, and water) to the site. These increased costs may or may not be off-set by user fees or increased tax collection.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Inclusive and Equitable Community, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Economic Development

Legislative History

Date	Action
12/07/2010	Approved annexation of property on the south side of Richland Road, inclusive of the subject site, adoption of permanent zoning as PUD-4, and authorization of a development agreement. (Ord. 020801)

Suggested Council Action

Approve the request to rezone 50.8 acres from Planned Development (PD) to Planned Development (PD), a site-specific development plan allowing a 240-unit multi-family complex to be known as "The Vantage", and a site-specific Statement of Intent as recommended by the Planning and Zoning Commission. Additionally, authorize the City Manager to execute a Development Agreement with the applicant establishing obligations and triggers associated with the development of the property.