



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 21, 2022

Re: Legacy Farms Rezoning (Case #71-2022)

Executive Summary

Approval will result in the rezoning of approximately 383 acres of land currently zoned A (Agricultural) to allow for the development of the site with single-family, multi-family, and commercial development.

Discussion

Crockett Engineering Consultants (agent), on behalf of Curators of the University of Missouri (owner), is seeking to rezone an approximately 383-acre site that is located on the west side of Sinclair Road, approximately 700 feet south of Nifong Boulevard commonly known as "Sinclair Farms". The subject site currently zoned A (Agricultural) and the applicant seeks to rezone 313 acres to R-1 (One-family Dwelling), 65 acres to R-MF (Multi-family Dwelling) and 5 acres to M-N (Mixed- Use Neighborhood) such that property will be allowed to develop with a mixture of single-family and multi-family housing as well as neighborhood commercial uses.

The subject property is comprised of two separate parcels that have approximately 2-miles of roadway frontage along the west side of Sinclair Road beginning south of Mill Creek Elementary School on the north extending past John Warner Middle School to approximately 700 feet south of Stanley Pitts Lane. 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 and R-MF zoning is consistent with that designation. The Neighborhood District also "supports a limited number of nonresidential uses that provide services to neighborhood residents", which is consistent with the intent of the M-N zoning district. All three of the proposed zoning districts would generally be considered consistent with the Neighborhood District. The 65 acres of R-MF zoning could potentially yield a maximum 1,128 dwelling units; however the unit number is likely to be much less when taking into account the dedication of right of ways and the steep terrain of many of the R-MF areas. The number of units used in the traffic study indicated a potential target of 350 units.

The inclusion of the R-MF zoning allows a range of housing options to be provided which is consistent with Columbia Imagined's goal of Livable and Sustainable Communities, Policy One: Support diverse and inclusive housing options. In addition, Policy Two: Support mixed use, provides support for the inclusion of commercial in such an area. Per Columbia Imagined; "Introducing walkable, mixed-use nodes at neighborhood edges also presents an opportunity to integrate new housing options into neighborhoods that are mostly



City of Columbia

701 East Broadway, Columbia, Missouri 65201

homogenous, thus providing opportunities to accommodate greater demographic diversity and creating neighborhoods that are more economically, aesthetically, and socially varied.”

This site will be located across the street from one existing and potentially a second public school facility. John Warner Middle School is currently operational and a future elementary school on the same site has been proposed in the Columbia Public Schools long term facilities plan, with a planned opening date in 2024. There is also an existing elementary school, Mill Creek, to the north of the site.

Per Columbia Imagined, complete neighborhoods include, among other things “access to grocery stores and other commercial services, quality public schools, public open spaces and recreational facilities, affordable transportation options, and civic amenities.” Walkable access to public schools is directly tied to encouraging healthy lifestyles for community members, and should be a high priority in this case.

The Planning and Zoning Commission considered this request at their February 24 meeting. Staff presented its report and the applicant's representatives gave an overview of the request. Four members of the public spoke during the public hearing. Concerns from the public included the impacts of the development on Mill Creek, which could exacerbate flooding issues, the current inadequate condition of infrastructure on Sinclair Rd and its ability to accommodate increased traffic, current traffic volumes on Nifong, lack of information on the 7-acre tract not included in the accompanying preliminary plat (Case #59-2022) and suitability of the development of the overall acreage given its prior research facility use that contained radioactive material, and the proposed alignment of Southampton Drive to the west through another property owner's site.

Several member of the public spoke in favor of the request citing the proximity of the development to public schools, the internal pedestrian walkways that would be constructed, and the extension of Crabapple Lane to Sinclair to provide better access to the schools from the west. In addition, six letters were submitted regarding the request. Three letters indicated support, and three did not specifically indicate support or opposition.

Following public comment, there was Commission discussion in which a preference for more variety in housing options be provided. Additional Commission comments included questions regarding the placement of the R-MF zoning at the intersections of collector streets or near commercial zoning instead of providing more buffer between R-MF and the commercial area and roadway similar to how the R-1 zoned areas were arranged, and the small size of the commercial area given that it could serve a large area.

In response to Commissioner concerns and comments, staff replied that it was a common strategy to step down the intensity of uses away from a central commercial node and that such land use transition was supported by the Comprehensive Plan. It should be further noted that the applicant's presentation expressed intention of incorporating housing types such as cottage, condo, or townhouse in addition to traditional apartments on the R-MF lands.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Other Commissioner concerns focused on the 7-acre parcel in the southwest corner of the overall tract that was not proposed for rezoning or platting and what the current status of the tract was, and why more information, such as an environmental assessment, was not provided to ensure the safety of the tract. Staff replied that they had asked the application to clarify the future usage of the property; however, did not receive information and that there were no mechanisms within the UDC that mandated such information be provided. The applicant replied that the current owner had taken all necessary measures to ensure that the site was safe for residential development.

Since the Planning Commission hearing, the staff has obtained environmental reports regarding the site and the applicant has submitted a letter (attached) detailing the status of the site and the studies associated with it. The letter indicates that the area within the preliminary plat is safe for the development purposes shown.

Following additional discussion, a motion to approve the rezoning passed (6-2).

The Planning Commission staff report, locator maps, zoning exhibit, surrounding zoning graphic, environmental assessment summary letter, meeting minute excerpts, and correspondence are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer and would be subject to payment of all applicable connection fees for city services like other property presently within the corporate limits.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Inclusive Community, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Not Applicable



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Legislative History

Date	Action
NA	NA

Suggested Council Action

Approval of the requested rezoning to R-1, R-MF and M-N, as recommended by the Planning and Zoning Commission.