

TERM OF COMMISSION: March Session of the January Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center
Boone County Commission Chambers

PRESENT WERE: Presiding Commissioner Kip Kendrick
District I Commissioner Justin Aldred
District II Commissioner Janet Thompson
Director of Resource Management Bill Florea
Planner Uriah Mach
Deputy County Clerk III Jodi Vanskike

Conference Call Information:

Number: 425-585-6224 Access Code: 802-162-168

The meeting was called to order at 7:00PM and roll call was taken.

P&Z

1. Consent Agenda – Final Plats

- A. McHatton Subdivision. A-2. S13-T51N-R13W. J and F Farms LLC, owner. Kevin Schweikert, surveyor.**
- B. Bluebird Acres. A-2. S24-T47N-R13W. Corey Myers Construction LLC, owner. Frederick Carroz, surveyor.**
- C. Locust Grove Subdivision, Plat 3. A-2P. S1-T48N-R14W. Perry Luetkemeyer, owner. David Borden, surveyor.**

Director of Resource Management Bill Florea read the following staff report:

The Planning and Zoning Commission reviewed Agenda Items 1 and 2 at its February 20, 2025, meeting, and Item 3 at its December 19, 2024, meeting. The minutes of those meetings and the

Boone County Zoning and Subdivision Regulations are incorporated into the record of this meeting.

Regarding item 1, the consent agenda, all items were approved by consent and are presented for Commission's receipt and acceptance. Director Florea requested that Commission waive the reading of the staff reports and authorize the Deputy County Clerk to insert them into the minutes of this meeting as if read verbatim.

A. McHatton Subdivision. A-2. S13-T51N-R13W. J and F Farms LLC, owner. Kevin Schweikert, surveyor.

The subject property is located approximately 300 feet east of the intersection of North Highway 63 and East McHatton Rd. The property is 83.5 acres in size, and zoned Agriculture 2 (A-2). The surrounding zoning is as follows:

- North – A-2
- East – A-2
- South – A-2
- East, across North Highway 63 – Agriculture-Residential (A-R)

The property is currently undeveloped. The proposal is to subdivide three platted lots ranging between 5 and 6.90 acres in size, all with road frontage along E McHatton Rd. The remaining acreage of the parent property will be subdivided into six separate tracts via administrative survey.

The subject property has direct access onto E McHatton Rd, a publicly dedicated roadway. The applicants have submitted a written request for a waiver of the traffic study requirement. Creation of a three-lot minor plat is unlikely to have a significant impact on existing transportation infrastructure. Granting a waiver from the traffic study requirement is appropriate in this case.

The subject property is located within Public Water Supply District #10 service area. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection in the area. The nearest station, Station 6, is approximately 4.2 miles away.

The applicant has proposed the use of onsite wastewater lagoons for future single-family dwellings. An onsite wastewater plan was submitted concurrent to the plat showing potential lagoon locations compliant with minimum setback requirements. The applicant has submitted a written request for a waiver from the sewer cost benefit analysis requirement. No publicly operated sewer system is available nearby. Creation of a three-lot minor plat is unlikely to have an impact on the creation of a new public sewer system. Granting a waiver from the sewer cost benefit analysis is appropriate in this case.

The property scored 17 points on the rating system.

Staff recommend approval of the plat and granting of waivers.

B. Bluebird Acres. A-2. S24-T47N-R13W. Corey Myers Construction LLC, owner. Frederick Carroz, surveyor.

The subject property is located off East Bluebird Ln, approximately one-half mile east of the intersection of South Route N and East Bluebird Lane. The property is 10.13 acres in size and zoned Agriculture 2 (A-2). The surrounding zoning is all A-2. An existing house, onsite wastewater lagoon, and storage sheds are present on the property. The proposal is to subdivide the property into two lots. The existing home, wastewater lagoon, and storage sheds will be contained on Lot 1. Lot 2 will be vacant.

The subject property has direct road frontage onto East Bluebird Lane, a publicly maintained roadway. The applicant has not filed a request for a waiver from the traffic study requirement. The creation of a single additional source of traffic onto East Bluebird Lane is likely to have a minimal impact on transportation resources. Granting a waiver of the traffic study requirement is appropriate in this case.

The property is located within Consolidated Public Water Supply District 1 service area. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection. The nearest station, Station 8, is approximately 5.8 miles away.

The applicant has proposed a subsurface wastewater system to serve the eventual residential development on Lot 2. Soils data from a soils scientist was provided showing two potential locations for an engineered subsurface wastewater system. The applicant has not requested a waiver from the sewer cost benefit analysis. However, the nearest public sewer system at Brookfield Estates has already had its existing capacity allocated to other users. The creation of an additional buildable lot is unlikely to have a major impact on the creation of a new public sewer system. Granting a waiver to the sewer cost benefit analysis is appropriate in this case.

The property scored 19 points on the rating system.

Staff recommends approval of the plat and granting of waivers.

C. Locust Grove Subdivision, Plat 3. A-2P. S1-T48N-R14W. Perry Luetkemeyer, owner. David Borden, surveyor.

The subject property is located approximately 500-feet west of Locust Grove Church Road and is accessed by a private drive serving several lots. The subject property is in the Midway area, approximately 500-feet northwest of the intersection of Locust Grove Church Road and

Henderson Road. This plat reconfigures the 9.94 acres comprised of an existing platted lot and one other parcel into two platted lots that will comply with the approved final development plan. A waiver of a traffic study and a waiver of cost benefit analysis for central sewer are appropriate in this instance.

The property is zoned Planned Agriculture 2 (A-2P), which was rezoned from Residential Single Family (R-S) in October 2024. This is a phase of a major plat. The two lots of this plat are served by a private access easement. The home on Lot 1 has the completed installation of a new wastewater lagoon. Fire protection is required for this plat. We have correspondence from Consolidated Public Water District #1 that the water infrastructure and hydrant have been installed and are acceptable. The property scored 69 points on the rating system.

Staff recommended approval along with the granting of waivers.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby receive and accept the plats, item A, B, and C, as listed in the attached consent agenda (Attachment A) and authorizes the Clerk to insert the associated staff reports into the minutes of this meeting.

Attachment A:

- A. McHatton Subdivision. A-2. S13-T51N-R13W. J and F Farms LLC, owner. Kevin Schweikert, surveyor.
- B. Bluebird Acres. A-2. S24-T47N-R13W. Corey Myers Construction LLC, owner. Frederick Carroz, surveyor.
- C. Locust Grove Subdivision, Plat 3. A-2P. S1-T48N-R14W. Perry Luetkemeyer, owner. David Borden, surveyor.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #125-2025**

2. **First Reading: Request by Ana Lee Grone Revocable Living Trust to rezone from Agriculture 1 (A-1) to Planned Light Industrial (M-LP) and to approve a review plan and preliminary plat for Grone Subdivision on 36.12 acres located at 2115 Route Z, Columbia. (Open Public Hearing)**

Director of Resource Management Bill Florea read the following staff report:

The Planning and Zoning Commission conducted a public hearing on this request at its December 19, 2024, meeting and tabled the proposal until the February 20, 2025, meeting on a 10-0 vote. The Chair directed the applicant to work with staff to resolve the outstanding issues.

The property is located on the south side of St. Charles Road and the west side of State Route Z, approximately 300 feet south of the roundabout intersection. The property is 36.31 acres in size and is zoned Agriculture 1 (A-1). This is an original 1973 zoning, as are most of the surrounding zonings with the exceptions noted below.

- North – Residential Single-Family (R-S) & A-1
- Northeast – Agriculture – Residential (A-R)
- East – A-R
- Southeast – Light Industrial (M-L) rezoned in 2009
- South – Planned Recreational (Rec-P) rezoned in 2017 and A-1
- Southwest – Agriculture 2 (A-2)
- West – A-2
- Northwest – Planned Single-Family Residential (R-SP) rezoned in 2018

The property is vacant. The proposed use is a 36-acre heavy equipment contractor compound with buildings and lay-down/equipment/materials yard. A 43,200-square-foot main building is proposed. The primary use of the building is vehicle and equipment repair; 4,800-square-feet of office space is also included. The building is to be constructed in two phases. Additional proposed structures include:

- several pole barns comprising 13,250 square feet
- a wash-bay building that has not been dimensioned but scales to 6,000 square feet
- 20+ acres of paved contractors' yard for materials and equipment

The property to the north and northwest is in the process of being developed as Willow Creek, a residential planned development of 200+ lots with a variety of housing units from cottages, single-family, and two-family dwellings. The first phase of Willow Creek has been completed and about 10 homes have been built with several others under construction. The next phase of Willow Creek is in the approval process and is immediately north from this property, across St. Charles Road. Lee Heights is a longstanding residential subdivision of a dozen or so houses that share a property line with the property and likely will be the most impacted by the new development.

This request is in the Northeast Area Transportation Plan and therefore, if approved, is subject to a Trip Generation Fee associated with the development's impact. Using methodology contained in the Transportation Plan, the developer is proposing a total fee of \$126,859 to be paid in two installments. The first installment of \$90,092 will be due with the building permit for the first phase of the main building. The second installment of \$36,767 will be due with the building permit for the second phase of the main building. Any fees collected after December 31, 2025, will be indexed to the cost of living to account for inflation.

The sufficiency of resources test was used to analyze this request.

Utilities: The property is in Public Water Supply District #9. There is a 12-inch water main along the eastern property line along Route Z. Some water system improvements may be needed for the site. Boone Electric Cooperative provides power. The Boone County Fire Protection District has indicated that the project will need to meet commercial fire flow standards.

When first submitted, wastewater disposal was proposed to be a combination of public and on-site systems. The project is now proposed to be entirely publicly sewerred; no form of on-site wastewater is proposed or allowed. Boone County Regional Sewer District will provide sewer service to the main building. However, the property is subject to an agreement between the Boone County Regional Sewer District and the City of Columbia that designates this property as a City of Columbia customer. An annexation agreement between the City and the developer is required and is being worked on but has not been finalized.

A City of Columbia gravity sewer line is being extended for another project that will be able to provide direct gravity sewer soon. Should this proposal be approved, connection to the gravity sewer for the proposed washdown system and any other sanitary sewer uses in the future will need to connect to this gravity sewer

The Stormwater plan and improvements are all proposed to be installed as part of the first phase for the total buildout of the site.

Transportation: The property has frontage on two publicly maintained roadways and one future public roadway. The site design proposes one entrance onto Route Z and one onto St. Charles Road. The St. Charles Road entrance will be for emergency use only. A revised traffic impact letter from the project engineer was submitted. According to that letter, the additional traffic on Route Z does not indicate the need for any improvements.

Public Safety: The property is in the Boone County Fire Protection District with the closest station being Station 1, about 2.2 miles away by roadway.

Zoning Analysis: The property is in the Northeast Area Plan, which was adopted by the County Commission in 2010. The future land use map in the plan shows this area as suitable for Mixed Small Industrial & Commercial Transition.

The text component of the plan, which provides the nuanced and detailed explanation of expectations for the type and characteristics of development, states on page 7 in the section on Commercial Development: "...commercial development would generally be located south of existing St. Charles Road and north of the future extension of Clark Lane. Commercial uses envisioned within corridor should follow the Neighborhood Commons concept as described in the Metro 2020 Plan to support the residential neighborhoods of the plan area."

The first goal in the Commercial Development section of the plan is to "develop integrated, appropriate commercial centers that contribute to the quality of life within the plan area." This proposal does not contribute to the quality of life within the plan area. The proposed use does

not produce goods or services that an area user would consume directly to improve their quality of life. And, with only approximately 10 employees, it will not be a significant source of employment for area residents.

Under this Goal is Objective 1: Promote regional commercial centers along the Route Z corridor. Of the six strategies under this objective, only one, which promotes limiting the subdivision of larger tracts, is supportive of the proposal. The other strategies would all direct the proposed use further south and closer to the interchange and do not support the current proposal.

The specific use as proposed will also introduce to the area heavy equipment traffic permanently that otherwise would not be there. This use is more appropriate closer to the I-70/Route Z Interchange or east of Route Z along the Enterprise Drive corridor, and not at the northernmost edge of the commercial area shown in the plan.

Despite being presented as initially “low intensity” with a limited proposed first phase with few site employees, it is the possible build-up of intensity that must be weighed when considering if the use is both appropriate for the site and small in scale. Resource Management has also had experience with complaints from residential areas about noise from heavy equipment back-up alarms where such a use is proposed or located near a residential area. We anticipate this to be a problem despite the proposal for constructed berms and landscape buffers.

The Boone County Master Plan identifies this area as being suitable for residential land uses but also acknowledges that, where changes are proposed to commercial or industrial uses, this should be done as a planned rezoning such as proposed here.

Additionally, as a sub-area plan, the Northeast Area Plan is an updated component of the Master Plan and, as mentioned previously, it identifies this area as “Mixed Small Industrial & Commercial Transition.” Some form of commercial use may be appropriate for this site to transition from the industrial park east of Route Z to the concentrated residential area across St. Charles Road and along the northern property line. This proposal does not seem to fit that role.

The proposed update to the Master Plan currently underway indicates that this would be a Regional Economic Opportunity Area. The new Master Plan has not been adopted yet. It should be noted that the two plans are consistent for this area with the Northeast Area Plan providing more focused policy direction for this area.

The property scored 70 points on the rating system.

Staff recommended **denial** of the rezoning request and review plan because

- It is in conflict with the adopted plans of the County.
- It will introduce heavy equipment traffic to the area as a permanent feature.

If the Commission does not support denial, staff suggests the following conditions:

1. Hours of operation should be limited to Daytime Hours of Operation as defined in the Zoning ordinance with no operations occurring on State Recognized Holidays.
2. The Trip Generation Fee of \$90,092 shall be paid at the time of the building permit application, assuming the building permit application comes in within a year of the approval date of the Final Plan. Should the building permit be applied for after one year, it should be adjusted by the CPI accordingly to the satisfaction of the Director of Resource Management. The remainder of the fee should be paid when the second building permit is applied for and should be adjusted from the proposed base of \$36,767 by the CPI to the satisfaction of the Director of Resource Management.

Commissioner Kendrick opened and closed the public hearing. If public comment forms were turned in for this item, they will be attached to the bottom of the minutes. The pdf presentation from the applicant is attached to the bottom of the minutes.

Commissioner Kendrick stated this is a first reading and requested the Deputy County Clerk schedule this item for a second reading at the next available Commission meeting with appropriate order for approval.

3. **Second Reading: Request by Terry & Erma Pauley to rezone from Agriculture 1 (A-1) to Agriculture 2 (A-2) on 6.03 acres located at 5361 E. Deer Park Road, Columbia. (Tabled from 1/7/2024) Open Public Hearing**

Director of Resource Management Bill Florea read the following staff report:

The Planning and Zoning Commission conducted a public hearing on this request at its December 19, 2024, meeting. A motion to recommend denial failed on a 5-5 vote. A second motion to recommend approval passed on a 6-4 vote.

The request and recommendation for approval was presented to the County Commission for public hearing and a final decision. The Commission held a public hearing on the matter at its January 11, 2025, meeting. After conducting the hearing, the Commission voted to table the matter. The Commission also directed staff to work with the applicant to determine the feasibility of dividing the property into two lots, each capable of supporting a dwelling and on-site wastewater system.

It has been confirmed that the lot can be divided into two, roughly equally sized lots. The shape and size of the lots does allow compliance with the dimensional requirements for installation of a dwelling and wastewater lagoon.

In order to minimize financial cost to the applicant, a soils morphology report was not completed at this time. That final step would be necessary to determine the type of wastewater system that could be installed on the new lot.

It should also be noted that based on the site plan, it appears that the sewage will have to be pumped from the home to the lagoon site. This is not a technical impediment to installing a lagoon on the property but does add complexity and cost to the system.

Commissioner Kendrick opened and closed the public hearing. If public comment forms were turned in for this item, they will be attached to the bottom of the minutes.

Commissioner Kendrick asked the Clerk to add this agenda item for another second reading and a vote on Tuesday, March 18, 2025.

4. First Reading: Request by Melvin Roberts and Myrna J. Roberts, Trustees of the Melvin and Myrna Roberts Living Trust to vacate Lot 2 of Barthel Subdivision Plat 1 recorded in Plat Book 34, Page 11 of the Boone County Records. (Open Public Hearing).

Director of Resource Management Bill Florea read the following staff report:

A petition has been submitted by the following:

- Melvin & Myrna Roberts to vacate Lot 2 of Barthel Subdivision Plat 1 found in Plat Book 34 Page 111 of the records of the Boone County, Missouri, Recorder of Deeds.

Barthel Subdivision was recorded on December 18, 2000. The plat consists of three lots on the west side of Barry Road between Deborah Court and Bluebird Lane. Lot 2 is 10 acres. It is the intent of the petitioner to divide Lot 2 into two lots, bringing the total number of lots within the subdivision to four. Creation of a fourth lot in Barthel Subdivision triggers the requirement for the installation of fire hydrants to serve the entire subdivision.

In accordance with Boone County Subdivision Regulations Section 1.8, the County Commission is required to conduct a public hearing prior to granting permission to vacate and replat a subdivision. Before granting permission, the County Commission must find that the action will not adversely affect the character of the neighborhood, traffic conditions, circulation, the proper location, alignment and improvement of streets and roads within and adjacent to the subdivision, property values within the subdivision, public utility facilities and services, and will not generally adversely affect the health, welfare or safety of persons owning or possessing real estate within the subdivision.

Character: The area consists of a mixture of parcels, with most of the residentially developed homesteads being between 2.5 acres to 10 acres in size. Both the existing lot and the proposed replat are in keeping with the established character of the area.

Traffic: Granting the vacation request will not adversely affect future traffic conditions, circulation, or location and alignment of streets within and adjacent to the subdivision. The replat will not change the amount of right-of-way provided for Barry Road, as it was dedicated on the original plat. The creation of the additional lot will add a small amount of additional traffic.

Utilities and Property Values: The replat will trigger the installation of fire hydrants to serve all four lots in the subdivision. There is no indication that the vacation and replat will have any negative impact to the utilities, easements, or property values of the neighborhood.

Public Health, Safety, and Welfare: The vacation will not adversely affect public health, safety, and welfare. Installation of the required fire hydrant or hydrants will enhance public safety in the area.

The proposed concept of the replat is not detrimental to the character of the neighborhood, will not adversely affect future traffic conditions, circulation, location and alignment of streets within and adjacent to the subdivision, or adversely impact property values within the subdivision. There is no indication there will be an adverse effect on public health and safety.

Therefore, Staff recommends approval of this request subject to the following condition:

1. The vacation is not effective until the lot and right-of-way proposed to be vacated have been incorporated into a subdivision plat in accordance with Boone County Subdivision Regulations and said plat is recorded in the Records of Boone County, Missouri.

Commissioner Kendrick opened and closed the public hearing. If public comment forms were turned in for this item, they will be attached to the bottom of the minutes.

Commissioner Kendrick stated this is a first reading and requested the Deputy County Clerk schedule this item for a second reading at the next available Commission meeting with appropriate order for approval.

Boone County Sheriff's Office

5. Second Reading: Budget Revision – Department 1251/1253 – Cover Class 9 Costs – First Read 03.06.25

The motion carried 3 to 0. **Order #129-2025**

Purchasing

9. **Second Reading: Award of County Contract C000980 from Cooperative Contract CS250040001 for Sign Language Interpretation Services, Countywide Term and Supply, with Access Sign Language LLC. – First Read 03.06.25**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the award of County Contract C000980 awarded from Cooperative Contract CS250040001 for Sign Language Interpretation Services with Access Sign Language LLC of Columbia, Missouri, which is a Countywide Term & Supply contract. The contract is set out in the attached and the Presiding Commissioner is authorized to sign the same.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #130-2025**

Commission

10. Public Comment

None

11. Commissioner Reports

None

Attest:



Brianna L. Lennon
Clerk of the County Commission



Kip Kendrick
Presiding Commissioner



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner

My name is Mike Gregory and I speak on behalf of my wife Cheryl and myself. We live at 5001 E Deer Noll Rd. We were unable to attend the initial planning and zoning meeting regarding this request on Dec. 19th, but I did send an email to the commission indicating our opposition to this request which you have on file. In it, I echoed the sentiments of others who have expressed opposition to this request in that Terry and Erma have been dear friends of ours for the 35 years we've lived out here. I also stated that our opposition was due to the precedent a rezoning to A-2 would set for all other properties down Deer Park and Deer Noll Rd. paving the way for potentially many other subdivided acreages. There has already been one inquiry from our neighbor's daughter as to building an additional residence on her 10 acres. That is not what we signed up for when we bought land specifically zoned

A-1. We did it for the protections that A-1 zoning affords property owners in that we all have at least 10 acres and are not surrounded by clusters of homes jammed into 10 acre parcels. Deer Park Rd is busy enough as it is with residential traffic, home delivery traffic, and the traffic that Three Creeks State forest draws.

I want to address the request for revision of zoning map form that was submitted to the commission on November 22, 2024. On line eight, where it asks for Reason and justification for the request, the answer is "to divide property to live near elderly parents" which, with the words "live near elderly parents", would be the request of Terry and Erma's daughter, Karla, who is listed as the potential buyer of a second residence. If, indeed her main concern is being near and caring for her parents and is insistent that she be on the property, but not in the house, there are many options that could happen quicker than the time it would take to build a house, and not necessitate the dividing of a 6.3 acre lot zoned A-1. The commission allows temporary housing on A-1 properties while taking care of family. We would support such an approval by the commission as the land and estate will remain zoned A-1 and will avoid the precedents stated above and the temporary home will be removed when the estate is settled.

We strongly urge the commission to reject this zoning request and preserve the protections that A-1 zoning affords us out here in the country.



Boone County Commission
Public Comment Form

Agenda Item: # 3		DATE: 3/11/2025	
COMMITTEE: Boone County Commission			
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
NAME			
INDIVIDUAL			
NAME: Crystal Kendrick		PHONE NUMBER: (573) 239-2100	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS: 7901 S. Tom Bass Rd.			
CITY: Columbia		STATE: Mo	ZIP: 65201
EMAIL: midmoridencenter@gmail.com	ATTENDANCE:		SUBMIT DATE:

I have no objections to the information in this application being made public. I do hereby certify that the information provided on this form is true and accurate.

I absolutely have no issues w/ the party's
regarding to #2

Grone Subdivision

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Adjacent Area



- ▶ Adjacent to industrial zone and use
- ▶ Area of industrial and heavy commercial uses
- ▶ Adjacent industrial
- ▶ Provides R/W
- ▶ Adjacent to:
 - ▶ Arterial Road
 - ▶ Major Collector
 - ▶ Proposed Collector
- ▶ Access to I-70

Preliminary Plat



Compliant with Zoning Regulations

Compliant with the Major Thoroughfare Plan

Right-of-way dedicated

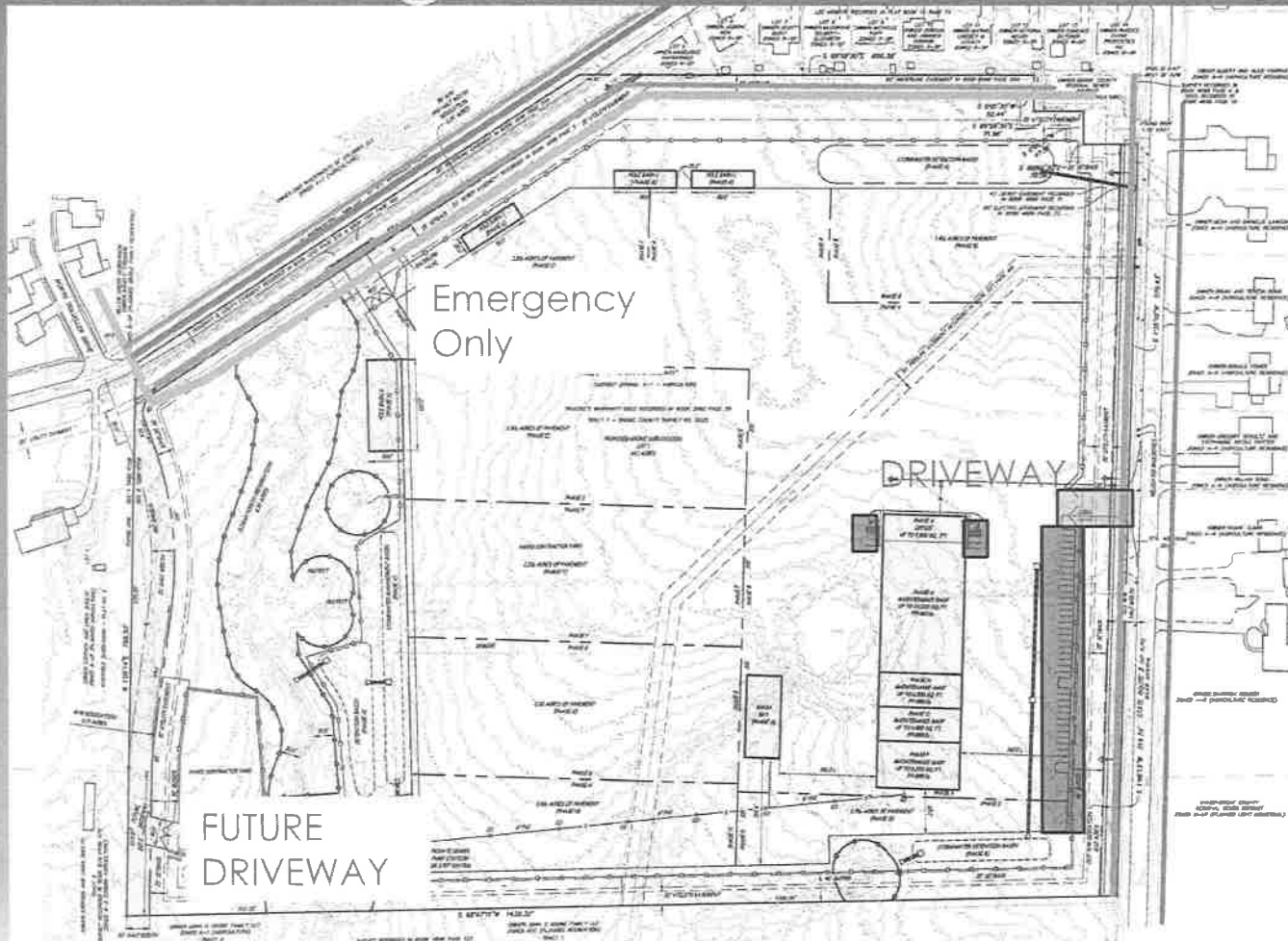
Easements Provided

Complies with County Land Use Regulations

Consistent with County Master Plan

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Rezoning & MLP Plan



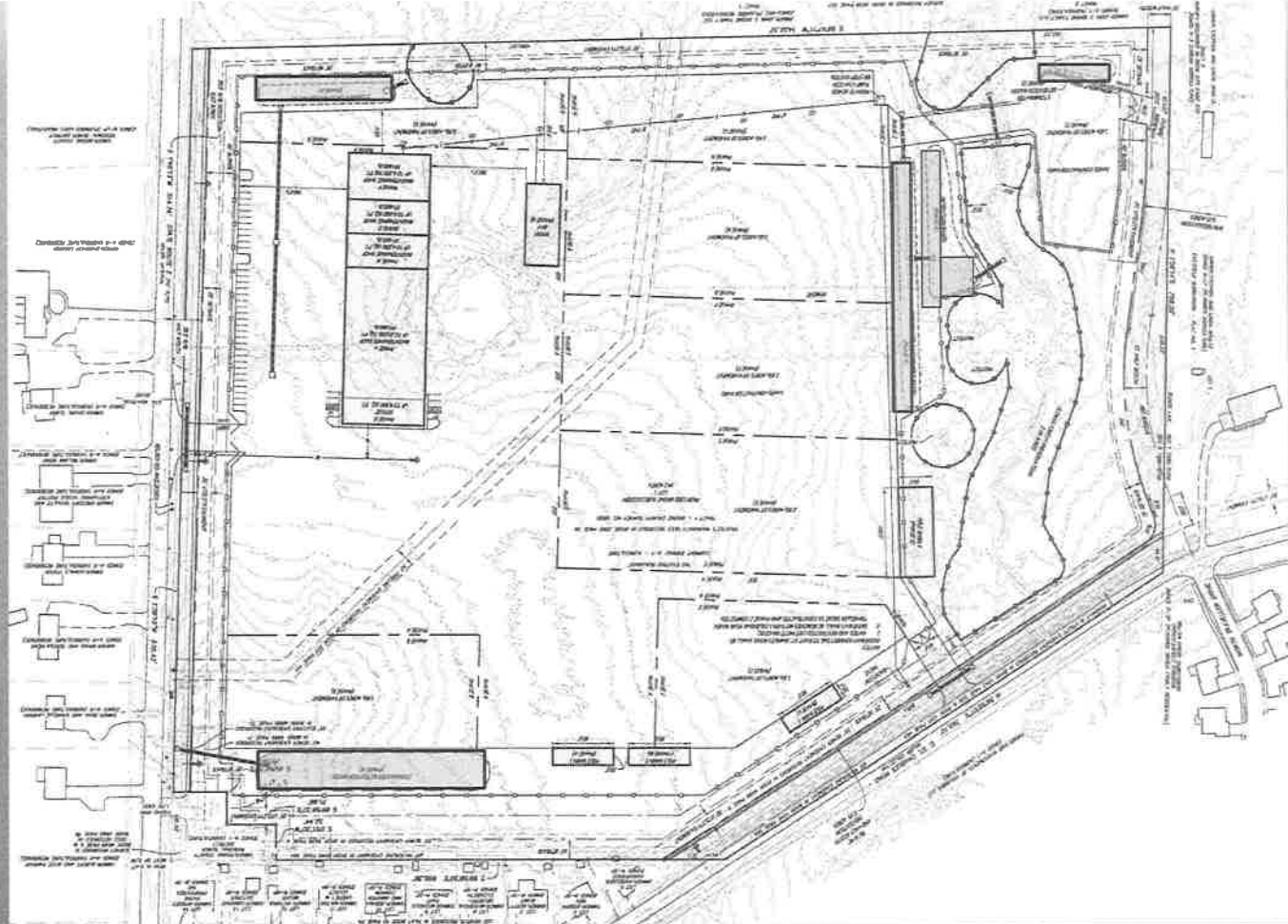
- Utilities Available
- Along Emergency Service Route
- Will **NOT** cause traffic congestion
- Have adequate sight distance
- Parking
- Lighting
- Phased construction

Traffic

Traffic Generation – Comparison to Potential Property Uses

Use	Area/Units	ITE Code	Generation Rate/day	AADT (VPD)	Comparison to Hardy
Warehouse	250,000	150	1.71 / 1000 sf	428	340% ↑
Business Park	250,000	870	1.35 / 1000 sf	338	268% ↑
Intermodal Truck Terminal	155,000	030	1.97 / 1000 sf	305	242% ↑
Office	200,000	710	10.84 / 1000 sf	2,168	1,721% ↑
Multifamily (R-M)	470 units	220	6.74 / unit	3,167	2,513% ↑
Single Family (R-S)	160 houses	210	9.43 / unit	1,980	1,571% ↑

Rezoning & MLP Plan



Storm Water

Meets and exceeds
Boone County
Standards

Protects Grindstone
Creek

Buffering & Screening

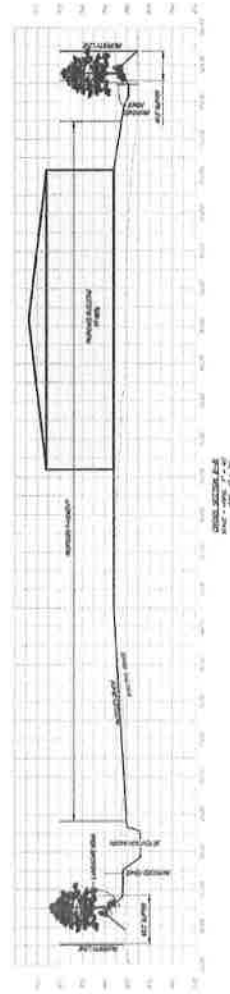


- Not Required by Boone County Code**



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Buffering & Screening



- ▲ Screening includes:
 - ▲ Evergreen Trees
 - ▲ Evergreen Shrubs
 - ▲ Shade Trees
 - ▲ Ornamental Trees
 - ▲ Deciduous Shrubs
 - ▲ Berms will block noise

Open House

- Notice to Neighbors within 1,000 ft
- Verbal and written comments taken
- Email provided for comments
- 10 neighbors attended

Route Z Property Rezoning Neighborhood Meeting

You Are Invited!

Please join the development team at an open house to discuss the proposed rezoning of a property near the corner of Route Z and E St. Charles Road. Rezoning to a M-LP would allow for a contractor's building and storage yards for Hardy Construction.

Please contact

Publicnotice@ess-inc.com

for comments and questions

Meeting Location: Battle Creek High School Cafeteria

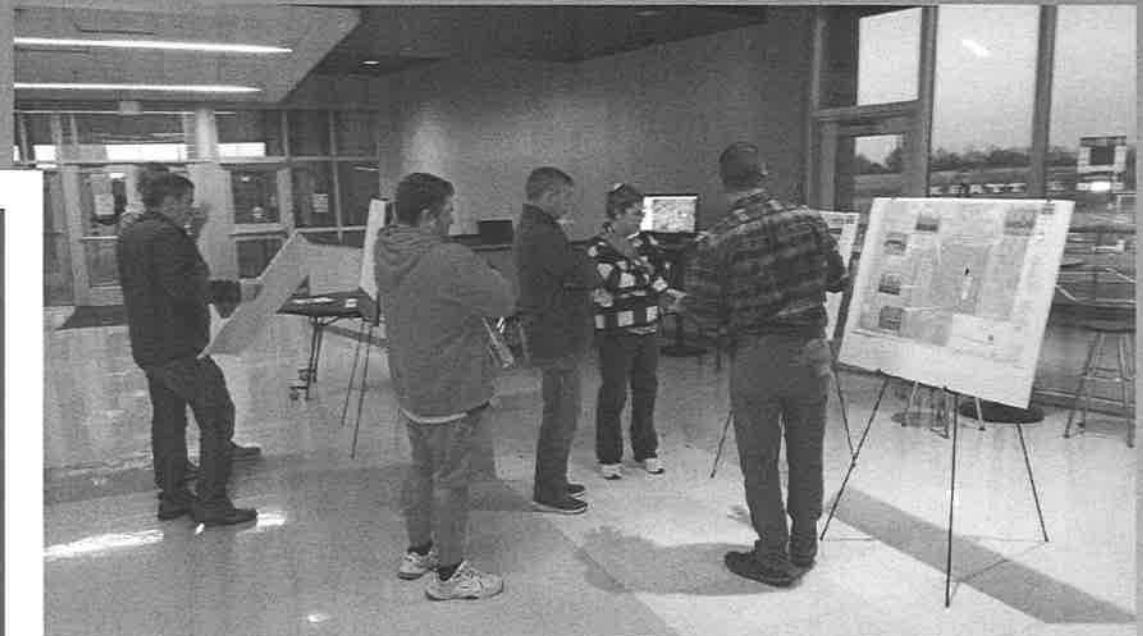
November 7, 5:00-7:00 pm



Site Location



HARDY
CONSTRUCTION
CONCRETE • STEEL • EARTHWORK



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Boone County Master Plan

- ▶ Completed in 1996
- ▶ New Master Plan nearly complete (early 2025)
- ▶ Site selection and design based on draft plan
- ▶ Meets applicable goals in each principle:
 - ▶ Land Use
 - ▶ Transportation
 - ▶ Economic Development
 - ▶ Farmland and Rural Character
 - ▶ Natural Resources
 - ▶ Utilities and Infrastructure
 - ▶ Housing

County Master Plan – Land Use



Draft
Master Plan

Spring - Fall
2024

Future Land Use Plan

(See Chapter 4)

The Future Land Use Plan is a generalized policy guide for planning future growth, shaping policies, and informing decision-making, formed from the research and community engagement completed throughout this planning process. The map is intended to guide future land use decisions, with each land use category reflecting a range of place characteristics.

The Future Land Use Plan is organized into eight land use categories:

FARMLAND PRESERVATION

RURAL PRESERVATION

CONSERVATION BUFFER

RURAL RESIDENTIAL

HIGHWAY CORRIDOR

LOCAL COMMUNITY PLANNING DISTRICT

UNINCORPORATED VILLAGE NODE

REGIONAL ECONOMIC OPPORTUNITY AREA

Preservation Areas

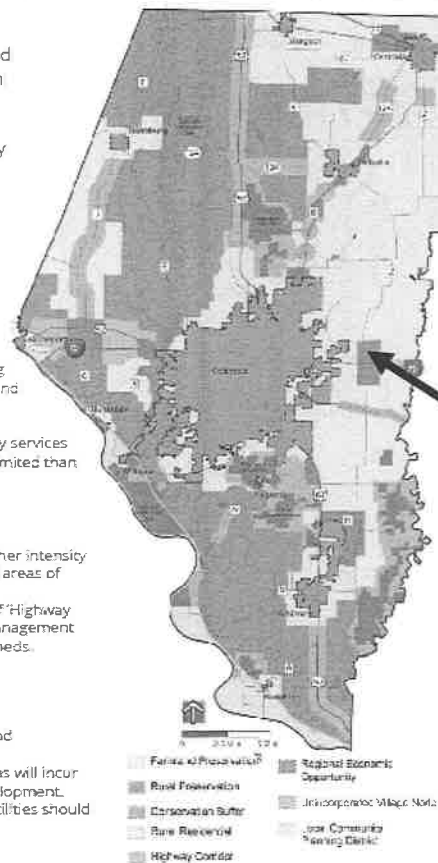
- Priority areas for preserving rural character, farmland, and natural habitats.
- Low development density.
- Recognition that community services and utilities may be more limited than growth areas.

Transition Areas

- Transitional areas from higher intensity growth areas to more rural areas of Boone County.
- Important characteristics of "Highway Corridor" include access management and preserving rural viewsheds.

Growth Areas

- Priority areas for growth and development.
- Recognition that these areas will incur significant man-made development.
- Community services and utilities should be available or planned.



► Located in a Growth Area

► **Goals:**

► Access to I-70

► Conservation area provided

SITE

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County Master Plan – Land Use

Draft for Review

Future Land Use Plan Categories

The Boone County Future Land Use Plan is organized into eight land use categories.

PRESERVATION AREAS

Characteristics

- Priority areas for preserving rural character, farmland, and natural habitats.
- Low development density.
- Recognition that community services and utilities may be more limited than growth areas.

FARMLAND PRESERVATION

RURAL PRESERVATION

CONSERVATION BUFFER

TRANSITION AREAS

Characteristics

- Transitional areas from higher intensity growth areas to more rural areas of Boone County.
- Important characteristics of 'Highway Corridor' include access management and preserving rural viewsheds.

RURAL RESIDENTIAL

HIGHWAY CORRIDOR

GROWTH AREAS

Characteristics

- Priority areas for growth and development.
- Recognition that these areas will incur significant man-made development.
- Community services and utilities should be available or planned.

LOCAL COMMUNITY PLANNING DISTRICT

UNINCORPORATED VILLAGE NODE

REGIONAL ECONOMIC OPPORTUNITY AREA

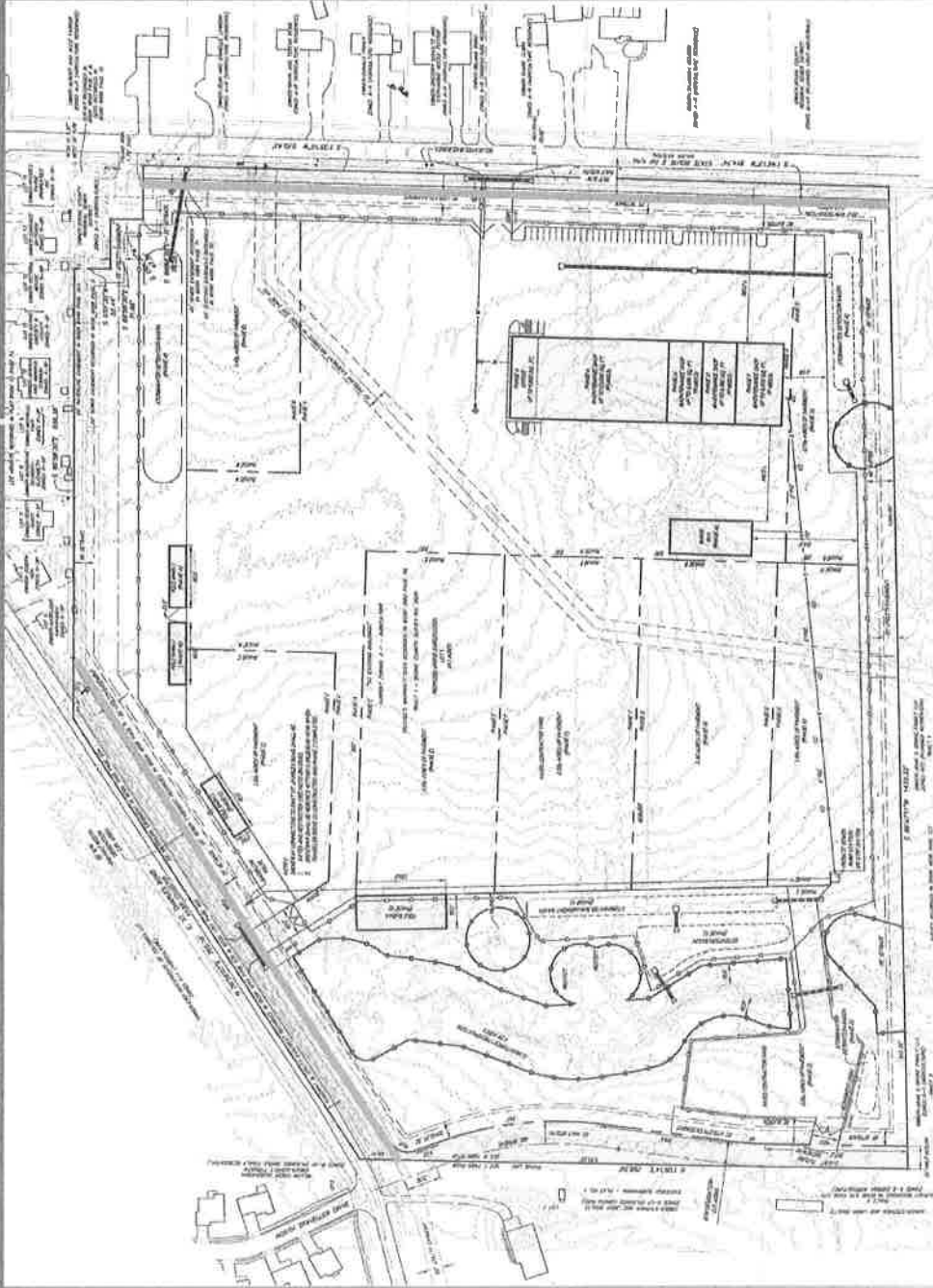
- ▶ **Goals:**
- ▶ Priority for Development
- ▶ Impact expected
- ▶ Utilities available

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Master Plan – Transportation

Goals:

- ▶ Multimodal - Sidewalks
- ▶ Safe access
- ▶ Existing Road Network
- ▶ I-70 access
- ▶ Truck traffic safety reviewed



Master Plan–Economic Development

Draft for Review Job Projections

The single largest job sector in Boone County in 2022 was educational services given the prominence of the University of Missouri but also many other private and public schools. Over one fifth (21.3%) of jobs in Boone County are in educational services.

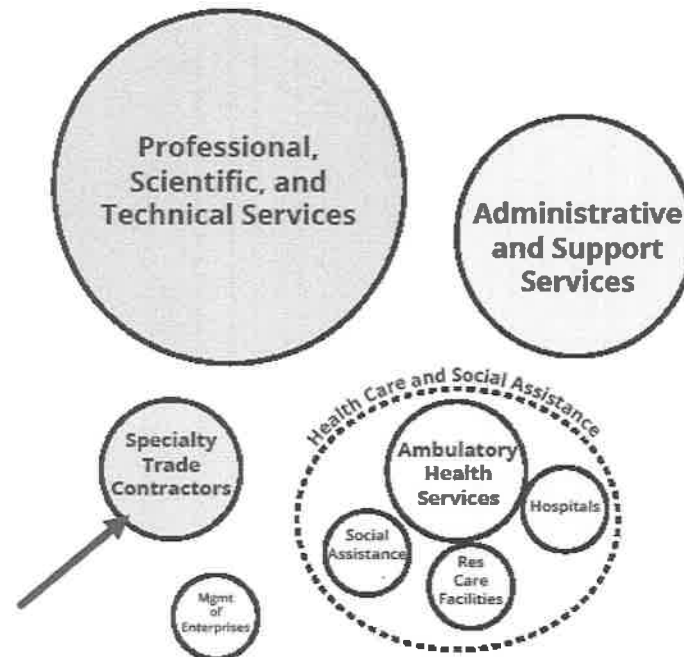
Also leading the job market in the county are the retail sector (9.4% of all jobs in 2022), the health care and social assistance sector (also 9.4%), lodging and dining (7.9%), and finance and insurance (7.7%).

Boone County as a whole is a health care center of Missouri, a higher education center, and a visitor/shopping/dining center.

Job projections by MERIC for the central Missouri region between 2020 and 2030 include added job counts (net new) by sector. The top job sectors are shown with proportionate share of net new jobs in these sectors could realistically accrue to the Boone County economy (based on Boone County's share of central Missouri jobs in these sectors in 2020).

The largest gains are expected in the 'Professional, Scientific, and Technical' services sector along with the 'Administrative and Support Services' sector. Four of the sectors favor health care and social assistance jobs (ambulatory health, social assistance, residential care, and hospitals).

Expected Future Job Growth Sectors (Proportionate Share of Jobs)



Sources: Missouri Economic
Research and Information Center,
SLU Community Planning Lab

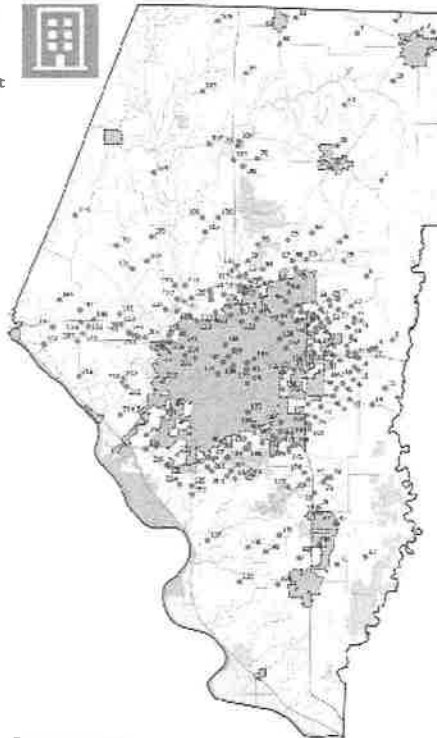
- ▶ Relocate facility from Cooper County to Boone County
- ▶ **Goal:** Retain and attract workforce
- ▶ Regional Contractors in Boone County = Residents in Boone County

County Master Plan – Farmland

Draft for Review

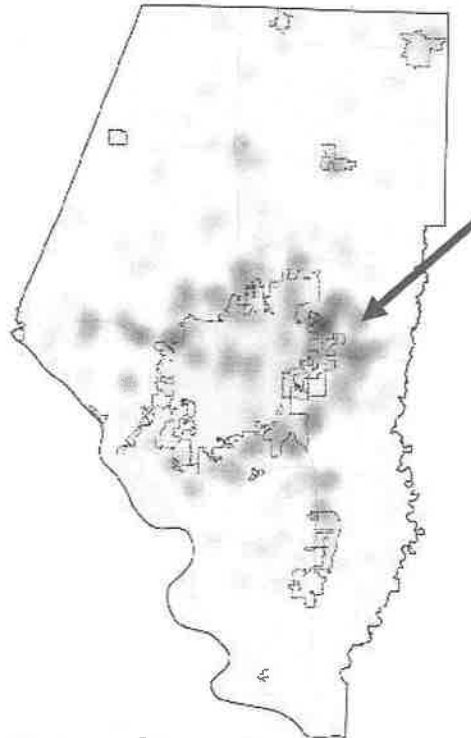
"New Development"

Where do you think new development should go? What type of development?



Comments

(See following pages for list of comments and corresponding identifier to map location)



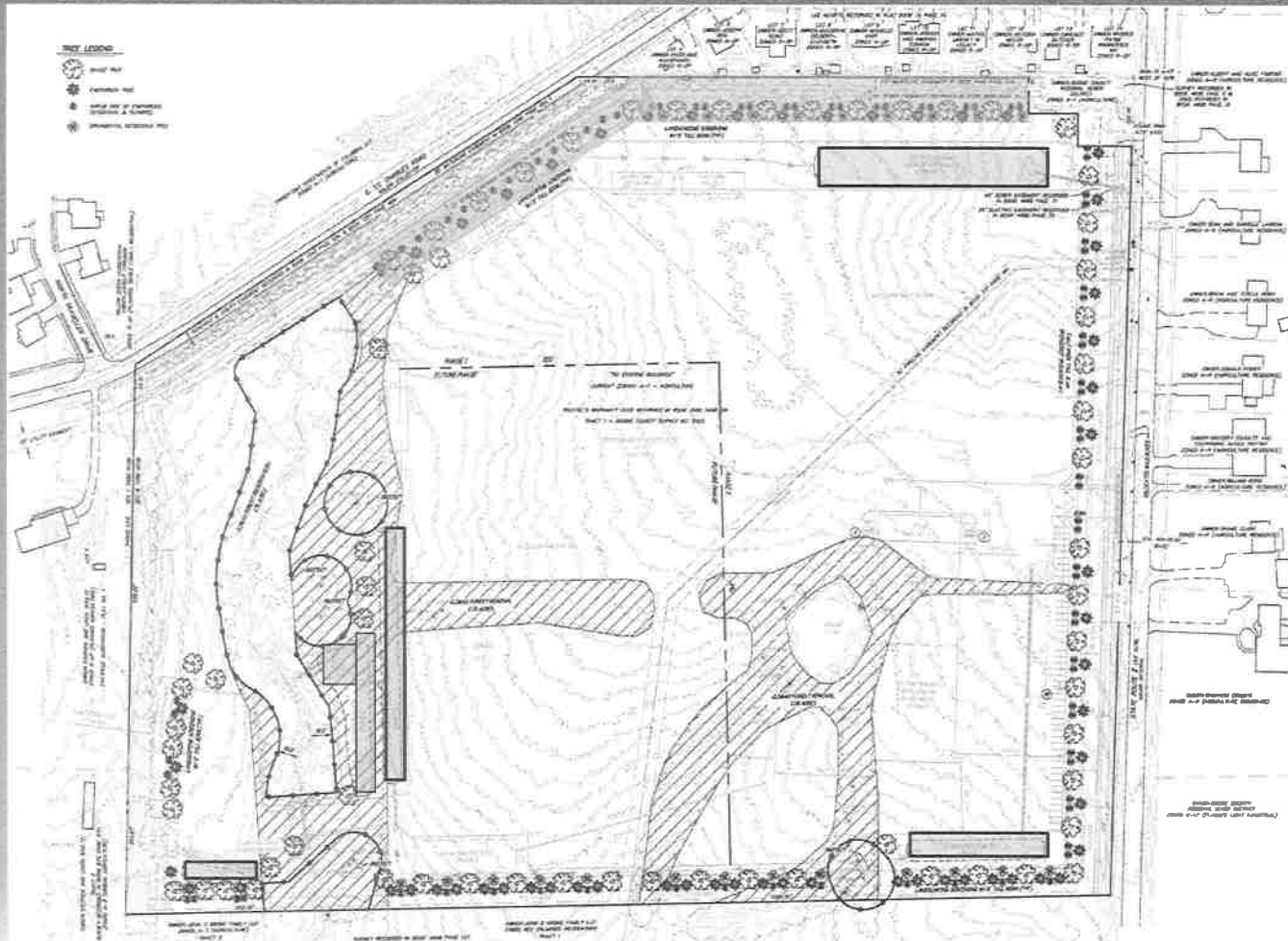
Heatmap of Comments

- ▶ Located where development is desired
- ▶ **Goal:** Maintain and protect farmland
- ▶ Located outside "Rural Preservation" & "Farmland Preservation" use areas
- ▶ Conservation area provided

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KEY LEGEND

- 10:00 AM
- 12:00 PM
- 2:00 PM
- 4:00 PM

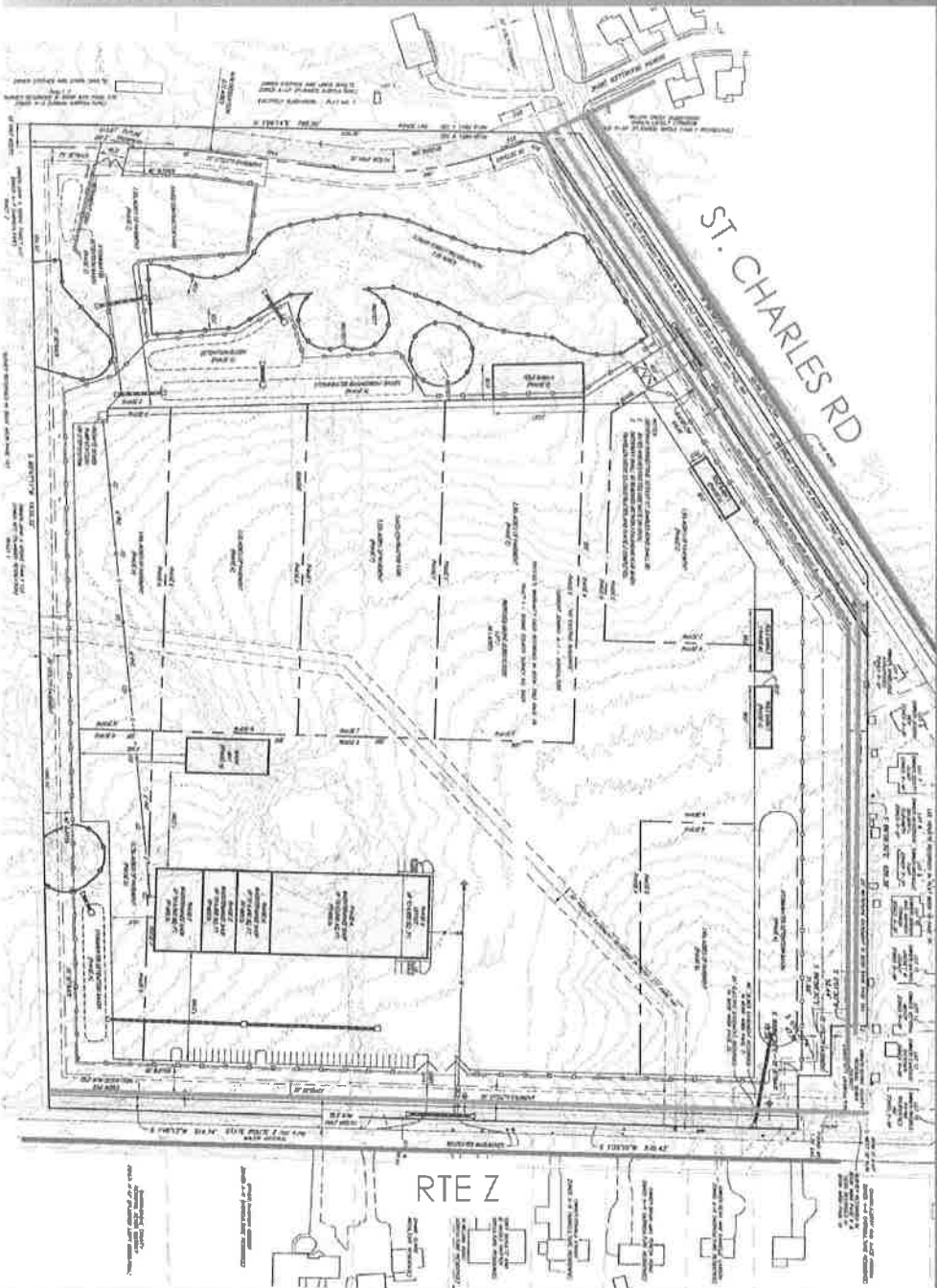


- ▶ Located ecologically significant area
- ▶ Provides buffer to stream
- ▶ Preserves Trees
- ▶ Provides Storm Water Quality & Detention



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Master Plan—Utilities & Infrastructure



Goal:

Encourage development with areas served by public utilities and infrastructure

Conclusion

- ▶ No better location in Boone County for this Development
- ▶ Meets Master Plan and Northeast Area Plan Principles, Goals, & Objectives
- ▶ Suitable Infrastructure
- ▶ Safe access is provided
- ▶ Extensive buffering & screening provided along the perimeter
- ▶ Green Space preserved
- ▶ Green Infrastructure proposed
- ▶ Employment opportunity = Quality of Life
- ▶ Owner produces service that betters the community
- ▶ Low intensity development

Questions