

REQUEST FOR REVISION TO THE ZONING MAP

PLEASE PRINT ALL

1. New Field, LLC  
Name - Property Owner  
1861 Field SE. COUNTRY CLUB DRIVE  
Address  
Columbia, MO 65201  
City State/Zip Phone

5541 Investments, LLC  
Potential Buyer/Lessee  
4964 Bethel St.  
Address  
Columbia, MO 65203  
City State/Zip Phone

2. Legal Description of land for which revision to zoning map application is made. Please attach copy of Warranty Deed, Deed of Trust, or survey.

Section 10 Township 47 Range 13 Lot C1 of Newtown Subdivision  
Final Plat, Block 5, recorded in PlatBook 34, Page 45

3. Present zoning and actual land use: C-GP, Vacant/Undeveloped

4. Lot/tract size: 1.51 Acres / Sq. Ft. 5. Requested zoning district: R-DP

6. Adjacent zoning A-2 West&South, Route K-North, Coneflower-East

7. Proposed use should the request to rezone be approved: (Please be as detailed as possible in describing the proposed use)  
12 single family attached units, 3 4-unit buildings  
with associated driveways and parking

8. Reason and justification for the request being submitted:  
Develop previously platted lot consistent with  
adjacent neighborhood

9. Approximate size, use and location of any structure(s):  
Existing: none Proposed: 12 units @ 28'x32.5'

10. Type of wastewater system: Tap to existng BCRSD gravity sewer system

\*Application FEE of \$300.00 paid at submission\*  
\*If requesting PLANNED ZONING, Review Plan FEE of \$250.00 paid at submission (in addition to application fee)\*  
\*\*\*Certified Mailings (\$6.85 per notice, or current certified mailing cost) and Newspaper fees must be paid prior to the Monday before the scheduled meeting.

The above information is true and correct to the best of my knowledge.

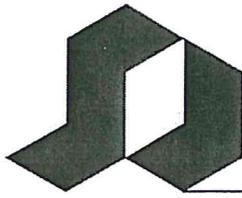
NICK PECKHAM 3/22/2019 [Signature] 3/21/2019  
Owner's Signature Date Potential Buyer's/Lessee's Signature Date  
NICK PECKHAM, MEMBER NEW FIELD, LLC DON HOWSER, MEMBER 5541 INVESTMENTS

Representative: (Surveyor, Engineer, Attorney, Etc.)  
A Civil Group c/o Jay Gebhardt -----  
Name Office Phone Number

3401 Broadway Business  
Address  
Park Ct. Suite 105  
Columbia, MO 65203  
\*\*\*Additional fees to be paid by Representative   
\*\*\*Additional fees to be paid by Owner   
(If neither are checked bill will be sent to representative)  
additional fees to  
Potential Buyer

NOTE: Please attach any additional documentation, sketches, permits, names, and addresses as required as minimum information. Failure to provide any of the required material will result in the invalidation of the application.

Received by: [Signature] Date 3/25/19  
Boone County Planning and Building Inspections



# A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

March 22, 2019

Stan Shawver, Director  
Boone County Resource Management  
801 E. Walnut, RM 315  
Columbia, MO 65201

RE: Lot C1 NewTown Subdivision – Final Plat, Block 5, Revised Review Plan

Dear Mr. Shawver,

Please find as part of this submittal the following:

- Request for Revision to the Zoning
- Map Application
- Full size Review Plan (x17)
- Application & Planned Zoning Check (\$300.00 + \$250.00)
- Warranty Deed (Bk 4118, Pg 6)

On behalf of New Field, LLC, the land owner of Lot C1 NewTown Subdivision – Final Plat, Block 5, and 5541 Investments, LLC, the potential buyer of said lot, we would like to formally submit the attached Rezoning Application and Revised Review Plan. We are requesting a rezoning to R-DP. The subject lot is now vacant and has an area of 1.51 acres. The subject lot is currently zoned C-GP, per Boone County Zoning Maps, with an effective approved Final Development Plan, known as NewTown Final Plan B. approved circa 2000. The subject tract is bordered on the north by Route K (state road 30' ½ width r/w with 20' additional r/w dedicated to Boone County per NewTown plat, existing 24' unimproved asphalt roadway), to the East by Coneflower Ave (60' r/w with 38' concrete curb & gutter public road), to the south and west by A-2 property developed with 2.5-5 acre large single family tracts, accessed by High Point Lane.

The proposed layout for this Review Plan includes three four-unit townhome buildings, for a total of 12 single family units. Density calculations shown on the review plan show 1 unit per 5,489 square feet, which is less than the allowed 1 unit per 5,000 square feet allowed within the R-DP zoning classification. See below for specific development issues being addressed with this plan:

Uses: The proposed uses for this tract are intended to match all uses allowed, and all conditional uses allowed within the R-D zoning district. A list of all uses has been included on the face of the Revised Review Plan. All previous uses associated with the C-GP zoning would no longer be valid.

Subdivision: As listed as General Note 8: It is the intention of this review plan to allow the future platting of this tract to place buildings and/or units into separate lots without a revision to the review plan.

Stormwater: This development will be subject to full requirements of the Boone County Stormwater Management Ordinance. We are proposing to meet this requirement by preserving the native vegetation along the creek for runoff reduction, constructing a dry detention basin to meet the Channel Protection and Flood Protection requirements, and installing an Inlet Filter on a new Type M inlet on Coneflower Ave.

Parking: Required parking provided for each unit as shown on the Review Plan. All units to be two bedrooms, with 2 spaces required per unit. A total of 24 spaces is required. A total of 24 spaces is provided.

Sanitary Sewer: Building will be served by BCRSD gravity 8" sewer line along the west side of Coneflower Avenue which drains and is treated at the Route K WWTF. The owner has recently reached an agreement with BCRSD to secure sewer capacity.

Traffic Impact: Previously approved Final Development Plan showed 8,220 s.f. of office (using ITE code 710 for general office) and 7 apartments (using ITE code 220 for apartment), which generate  $91 + 47 = 138$  Average Daily Trips. Proposed plan shows 12 units resulting in 115 ADT (using ITE code 210 for single family homes to be conservative, if calculated using apartment rate, 12 units results in only 80 adt). No additional impacts to the public road network anticipated from original plan.

Water: Existing Consolidated Public Water Supply District No. 1 6" stub to the property at the north end of Coneflower ave. to be extended to the west edge of subject property. North building to be served off 6" extension. South two buildings to be tentatively served from existing 8" water line on east side of Coneflower by extension under road. Final service configuration to be worked out with water district.

Electric: Existing Boone Electric facilities exist on site sufficient to serve proposed development. Minor relocation of existing facilities may be required at developers cost.

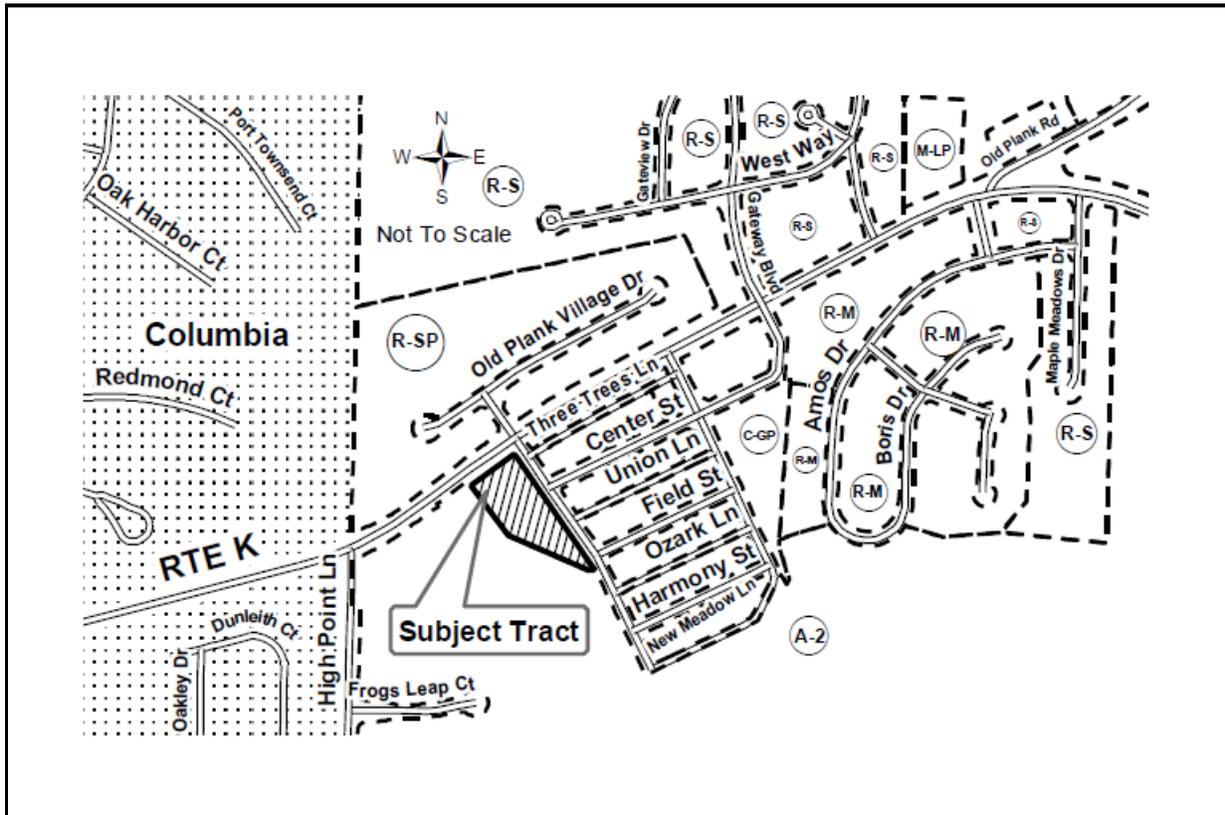
Signage: See Signage note and location on plan. Signs are proposed to comply with existing Boone County Regulations for Residentially zoned districts.

Feel free to contact me with any questions or concerns regarding this application.

Thank You,



Cody Darr, PE



## NOTICE OF PUBLIC HEARING BOONE COUNTY, MISSOURI

Notice is hereby given of a public hearing to be held before the Boone County Planning and Zoning Commission at 7:00 P.M. on Thursday, April 18, 2019 and before the Boone County Commission at 7:00 P.M. on Tuesday, April 30, 2019. Both hearings will be held in the Commission Chambers of the Roger B. Wilson Boone County Government Center, 801 E. Walnut St., Columbia, MO. The hearings will give all interested parties an opportunity to be heard in relation to the following:

**Request by New Field LLC to rezone from C-GP (Planned General Commercial) to R-DP (Planned Two-Family Residential) and approve a Revised Review Plan for NewTown Lot C1 on 1.51 acres, more or less, located at 6855 S Coneflower Ave., Columbia.**

Questions regarding the above request may be directed to the Boone County Resource Management office at 886-4330.

Boone County Planning & Zoning Commission  
Boyd Harris, Chairperson