

REQUEST FOR REVISION TO THE ZONING MAP

PLEASE PRINT ALL

1. Enrich Investments, LLC N/A
 Name – Property Owner Potential Buyer/Lessee
5175 N. Hwy 763
 Address Address
Columbia MO 573-886-8494
 City State/Zip Phone City State/Zip Phone
Shan@enrichconstruction.com
 Email Address Email Address

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 25 Township 49N Range 13W Lots 2 & 3 of Shalimar Gardens Block I, a plat recorded in Book 11, Page 126

3. Present zoning and actual land use: C-G, Office building

11-908-25-01-049.00 + 11-908-25-01-048.00

4. Lot/tract size: 1.68 AC Acres / Sq. Ft. 5. Requested zoning district: M-LP

6. Adjacent zoning C-G, R-S, M-C Mixed Use-Corridor (City of Columbia)

7. Proposed use should the request to rezone be approved: (Please be as detailed as possible in describing the proposed use)

Contractor Building & Storage

8. Reason and justification for the request being submitted:

To develop the property by expanding the existing building and providing space for Contractor offices

9. Approximate size, use and location of any structure(s):

Existing: 3,800 SF Office Proposed: Partial demo of ex. building and 13,510 SF addition

10. Type of wastewater system: Grinder Pump & connection to BCRSD 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 (\$6.80 per notice, or current certified mailing cost) and Newspaper fees must be paid prior to the Monday before the scheduled meeting unless otherwise noted.

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

[Signature] 9-21-20 N/A
 Owner's Signature Date Potential Buyer's/Lessee's Signature Date

Representative: (Surveyor, Engineer Attorney, Etc.)

Ryan Fuller
 Name
1901 Pennsylvania Drive
 Address
Columbia, MO 65202
 City, State, Zip

573-673-9623
 Office Phone Number
RFuller@MECResults.com
 Email Address

***Additional fees to be paid by Representative
 ***Additional fees to be paid by Owner X
 (If neither are checked bill will be sent to representative)

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 9/21/20
 Boone County Planning and Building Inspections



› 1901 Pennsylvania Drive
Columbia, MO 65202
P 573.814.1568

www.mecresults.com

NORTHWEST IOWA | DES MOINES METRO | EASTERN IOWA | SIOUXLAND | SOUTHWEST IOWA | CENTRAL MISSOURI | ST. LOUIS METRO

September 21, 2020

Uriah Mach
Boone County Resource Management
Columbia, MO 65205

RE: 5175 N Hwy 763 Traffic Study Waiver Request

Dear Mr. Mach,

I am writing on behalf of the Owner of the tract located at the above address to request a waiver of the Traffic Study requirement for the rezoning & improvements proposed at the site.

- Address: 5175 Hwy 763
- Parcel Number: 11-908-25-01-049.00 01
- Deeded Acreage: 1.68

The Owner is proposing to rezone the property to allow for use of contractor shops and storage. Highway 763 is maintained by MoDOT. We have reached out to MoDOT and are awaiting response regarding the necessity of a traffic study.

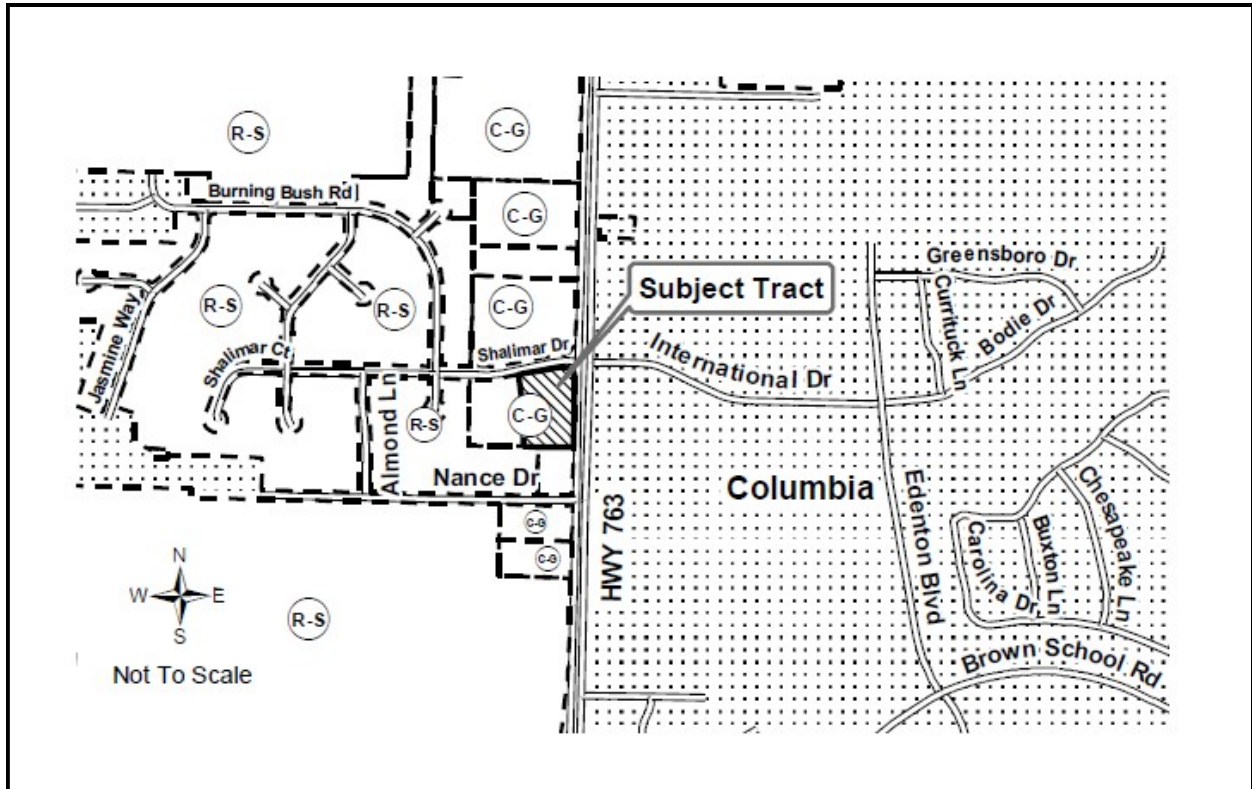
The traffic generated on this site has been considered and we believe the impact to be minimal and therefore a formal traffic study is not necessary, pending MoDOT support. Thank you for your review of this request. Please let me know if you have any questions.

Sincerely,
McClure

A handwritten signature in blue ink, appearing to read "Ryan Fuller".

Ryan Fuller, PE

MEC #201074



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, October 15, 2020 and before the Boone County Commission at 7:00 P.M. on Tuesday, October 27, 2020. 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 Enrich Investments LLC to rezone from C-G (General Commercial) to M-LP (Planned Light Industrial) and to approve a review plan on 1.68 acres located at 5175 N Hwy 763, Columbia.

Seating in Commission Chambers will be limited. The public may be rotated in/out so that everyone will have an opportunity to speak. The P & Z Commission meeting will also be available by phone, please check our website for additional details at www.showmeboone.com/resource-management

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