

REQUEST FOR REVISION TO THE ZONING MAP

PLEASE PRINT ALL

1. Kevin Brown/Butch's Investments, LLC

Name - Property Owner
3444 Woodrail Terrace
Address
Columbia, MO 65203
City State/Zip Phone
butch8618@gmail.com
Email Address

NA
Potential Buyer/Lessee
Address
City State/Zip Phone
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 10 Township 47 Range 12 Tract 11-A & 11-B of Survey recorded in
Book 5098, Page 160

3. Present zoning and actual land use: Current Zoning: A-1, Current Use: Agricultural

4. Lot/tract size: 22.08 Ac Acres / Sq. Ft. 5. Requested zoning district: ML-P

6. Adjacent zoning A-1

7. Proposed use should the request to rezone be approved: (Please be as detailed as possible in describing the proposed use)
Wholesale Merchandising or Storage Warehouses; Contractor's Buildings & Storage; Moving/Transfer/Storage; Indoor Sports & Fitness Including Snack Bars/Lounges/Amusement Center/Arcade; Display & Salesroom; New & Used Vehicle Sales without Outdoor Storage

8. Reason and justification for the request being submitted:
To develop this tract as a transition from the light industrial to the northeast to the adjacent residential uses.

9. Approximate size, use and location of any structure(s):
5,000 sf Barn to be converted to indoor vehicle sales Existing: Proposed: 72,500 sf for all proposed uses

10. Type of wastewater system: On-site treatment with subsurface soil dispersion

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.

Owner's Signature [Signature] Date 11-20-20

Potential Buyer's/Lessee's Signature Date

Representative: (Surveyor, Engineer, Attorney, Etc.)
McClure; Christopher Sander PE
Name
1901 Pennsylvania, Ste A
Address
Columbia, MO 65202
City, State, Zip

573-814-1568
Office Phone Number
csander@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]
Boone County Planning and Building Inspections

Date 11/23/20

NOV 23 20 1:28PM



› 1901 Pennsylvania Drive
Columbia, MO 65202
P 573.814.1568

www.mecresults.com

November 23, 2020

Uriah Mach
Boone County Resource Management
Columbia, MO 65205

RE: 5450 Hwy 163 Review Plan Request

Dear Mr. Mach,

Herewith please find a copy of the signed application to re-zoning the tract of land located at 5450 Highway 163, Parcel Number: 21-200-10-00-012.02 01, a check for \$550 for the review fee, and 5 copies of the review plan.

As to traffic generation, we do not believe that this request is as intense as the previous request made in August 2020 for this property, so we ask that the study determining that turn lane modifications are not warranted stand for this request.

Thank you for your review of this submittal. Please let me know if you have any questions.

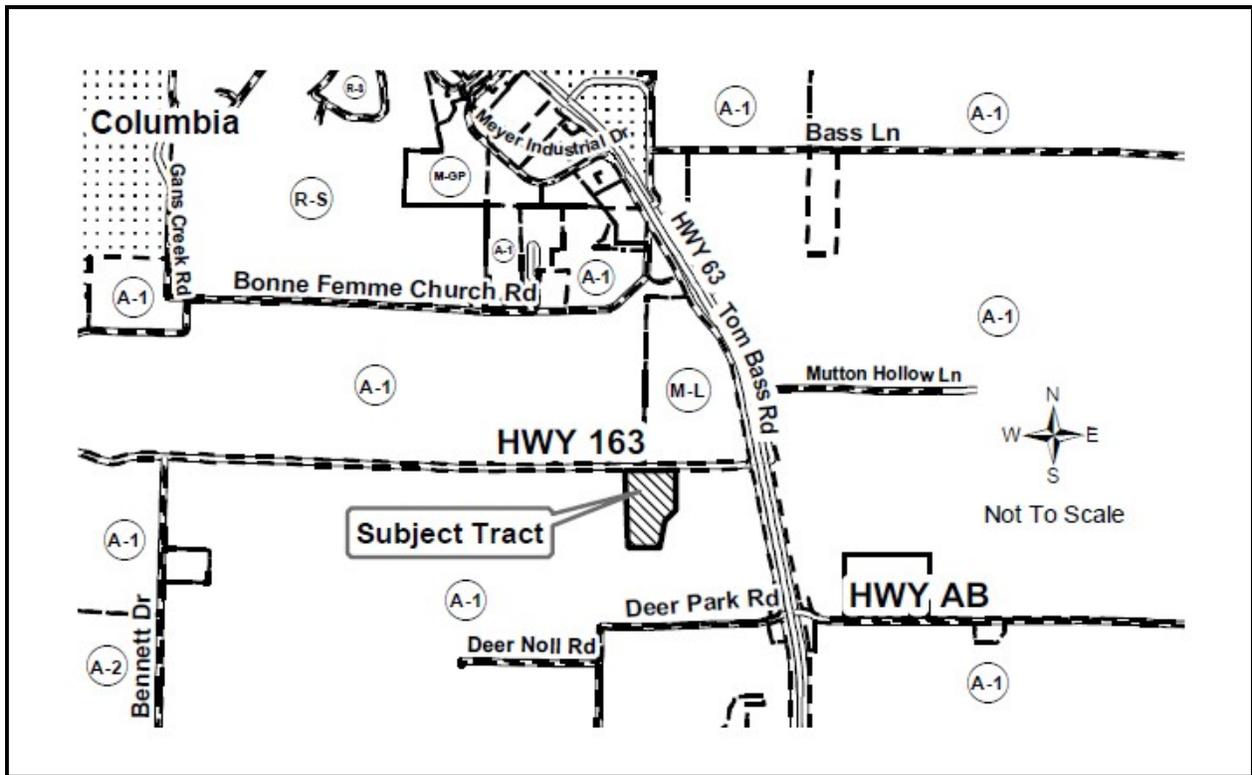
Sincerely,
McClure Engineering Company

A handwritten signature in blue ink that reads "Christopher M. Sander". The signature is written in a cursive style with a large, prominent "C" at the beginning.

Christopher M Sander, PE, PLS

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

MEC #201212



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, December 17, 2020 and before the Boone County Commission at 7:00 P.M. on Tuesday, December 29, 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 Butch's Investments LLC to rezone from A-1 (Agriculture) to M-LP (Planned Light Industrial) and to approve a review plan on 22.08 acres located at 5450 E Hwy 163, 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