

Casa Circle

16-420-20-01-013.00

lot 35

**REQUEST FOR CONDITIONAL USE PERMIT**  
COMPLETE ALL FIELDS AND ATTACH CHECKLIST - PLEASE PRINT LEGIBLY  
\$200 APPLICATION FEE + COSTS

* 1. <u>Larkin Construction, Inc.</u>	<u>n/a</u>
Print Name (Property Owner)	Print Name (Potential Buyer/Lessee)
<u>2608 Bentpath Drive</u>	
Address	Address
<u>Columbia, Mo. 65203</u> (573)219-0966	
City - State - Zip	City - State - Zip
<u>gary.larkin@larkinconstruction.com</u>	
EMAIL ADDRESS	EMAIL ADDRESS

\* 2. LEGAL DESCRIPTION of land for which Conditional Use Permit application is made, including Section, Township and Range. Please attach copy of the current ownership deed and, if available, a survey.  
A TRACT OF LAND LOCATED IN THE SE 1/4 OF SECTION 20-48-13, BOONE COUNTY, MISSOURI AND BEING  
ALL OF LOTS 35 AND 36 OF SCOTTSDALE SUBDIVISION III, RECORDED IN PLAT BOOK 10, PAGE 200.

\* 3. Present zoning R-S Current land use VACANT

\* 4. Lot/tract size 16,318 AND 14,523 Acres/Sq. Ft. 5. Adjacent Zoning R-S AND R-M

\* 6. Classification and proposed use for conditional use: (Please be as detailed as possible in describing the proposed use. Attach additional page(s) if necessary)  
REQUESTING A CONDITIONAL USE TO ALLOW THE CONSTRUCTION OF A DUPLEX ON AN R-S ZONED LOT.

\* 7. Reason and justification for the request being submitted: (Attach additional page(s) if necessary)  
THE EXISTING NEIGHBORHOOD WAS CREATED AT A TIME WHEN THE ZONING LAWS FOR BOONE COUNTY WERE NOT YET ADOPTED. THIS ENTIRE NEIGHBORHOOD IS DUPLEX HOMES AND BUILDING A SINGLE FAMILY RESIDENCE WOULD NOT FIT IN

\* 8. Approximate size, use and location of all structures:  
 Existing: 1,800 SQUARE FEET TO 2,800 SQUARE FEET  
 Proposed: 2,000 SQUARE FEET

\* 9. Type of wastewater system: PUBLIC SEWER

10. Additional fees to be paid by: Gary Larkin 6208 Bentpath Dr., Columbia, Mo. 65203 573-219-0966  
 Name Address Phone Number

The above information is true and correct to the best of my knowledge. I have completed and submitted the required checklist and I understand that if I have not submitted the required documentation by the specified deadline this application will be invalidated and I may be required to re-apply.

[Signature] \_\_\_\_\_ Date \_\_\_\_\_ N/A \_\_\_\_\_ Date \_\_\_\_\_  
 Owner's Signature Potential Buyer's/Lessee's Signature

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

Received by [Signature] Date 11/3/21  
 Boone County Resource Management

**CROCKETT**  
**ENGINEERING CONSULTANTS**

1000 W. Nifong Boulevard, Bldg 1,  
Columbia, Missouri 65203  
(573) 447-0292

March 25, 2021

Bill Florea, Director  
Boone County Resource Management  
Boone County Government Center  
801 E. Walnut  
Columbia, MO 65205

Re: Conditional use permit for Gary Larkin

Via Email:

Dear Mr. Florea:

I am writing you to request you and your staff will review and process the attached request by Larkin Construction, inc. to be permitted to build a duplex on an R-S zoned lot. Gary has purchased two lots in Scotsdale Subdivision. The lots are numbered 35 & 36. They are currently vacant and were located within the flood plain. These lots have been permitted to place fill on them and raise them above the base flood elevations. I have attached the plat and permits for your consideration when reviewing this request. Mr. Larkin would like to construct two duplexes to match the existing neighborhood. This subdivision was originally created in 1972 just prior to the adoption of the zoning regulations. While the R-S zoning may have been incorrectly adopted for this neighborhood, Mr. Larkin does not seek to rezone but merely request a conditional use. Granting this request is the best solution for the existing conditions related to the subdivision for several reasons. First, since most of the adjoining lots are also currently R-S and have duplexes located on them, this condition would be in keeping with what the neighbors have on their existing lots. Secondly, building a single-family house in the middle of all the duplex style homes may not fit in with the existing neighborhood. Allowing duplexes on these lots would be exactly what would be expected by neighbors and planning professionals alike.

[www.crockettengineering.com](http://www.crockettengineering.com)

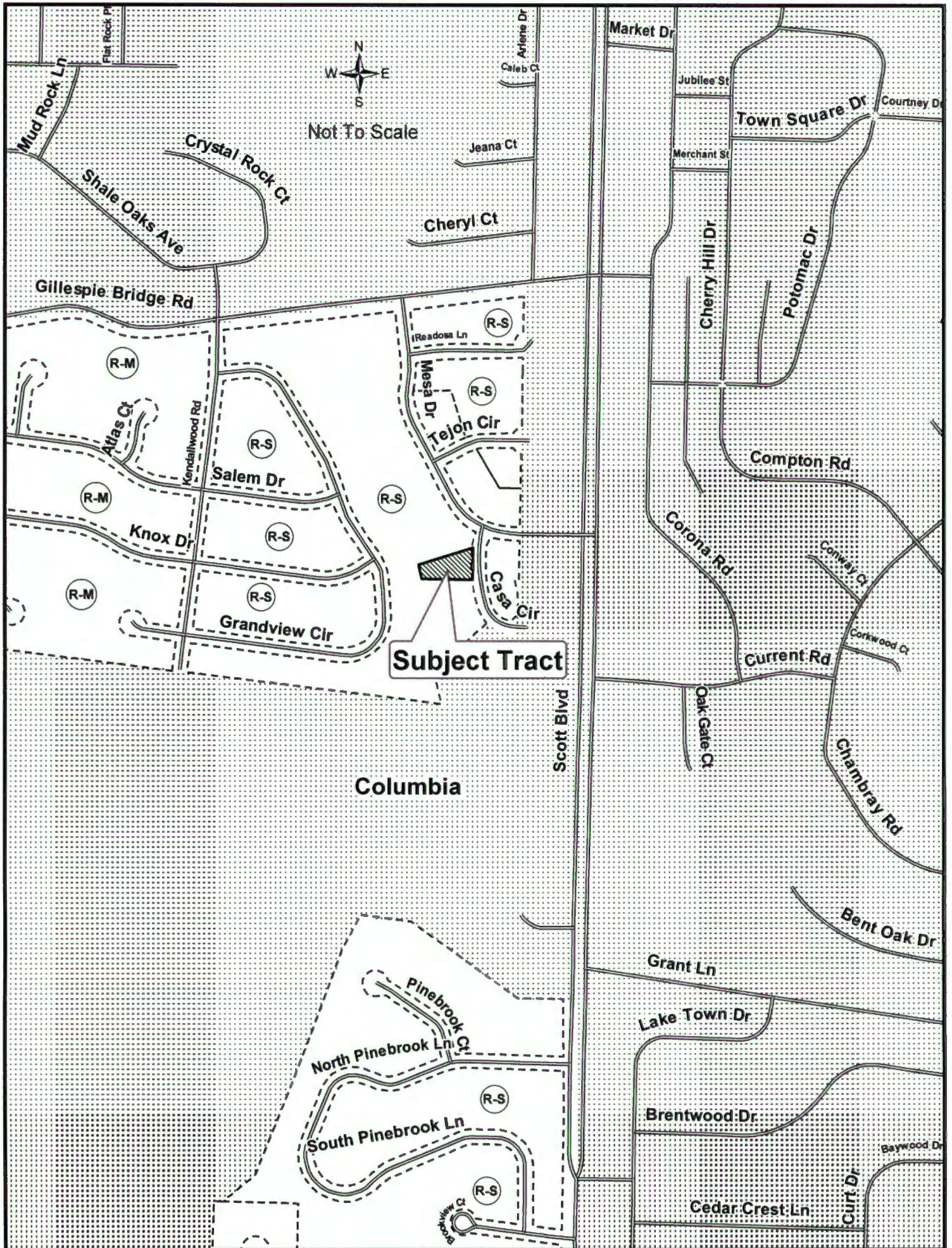
These lots are the last remaining lots that have all the streets, utilities and fire protection in place and ready to build. The sewer district has a sewer main that runs through this property and is treated by the city of Columbia waste water treatment plan. There is an existing fire hydrant on the opposite side of the road within 100 feet of both lots. Attached you will find, zoning maps, proposed layout, schematic of proposed duplexes and legal information regarding ownership and corporation filings. Approving this request will only solidify what was already thought to be allowed and expected within this subdivision. Thank you for your consideration in this matter. Please see the attachments for details.

Sincerely,

Crockett Engineering Consultants, LLC.

A handwritten signature in black ink, appearing to read "David T. Butcher". The signature is written in a cursive, flowing style.

David T. Butcher, PLS



# CONDITIONAL USE PERMIT - SITE PLAN

LOTS 35 & 36, SCOTTSDALE SUBDIVISION BLOCK II  
MARCH 25, 2021

## DESCRIPTION:

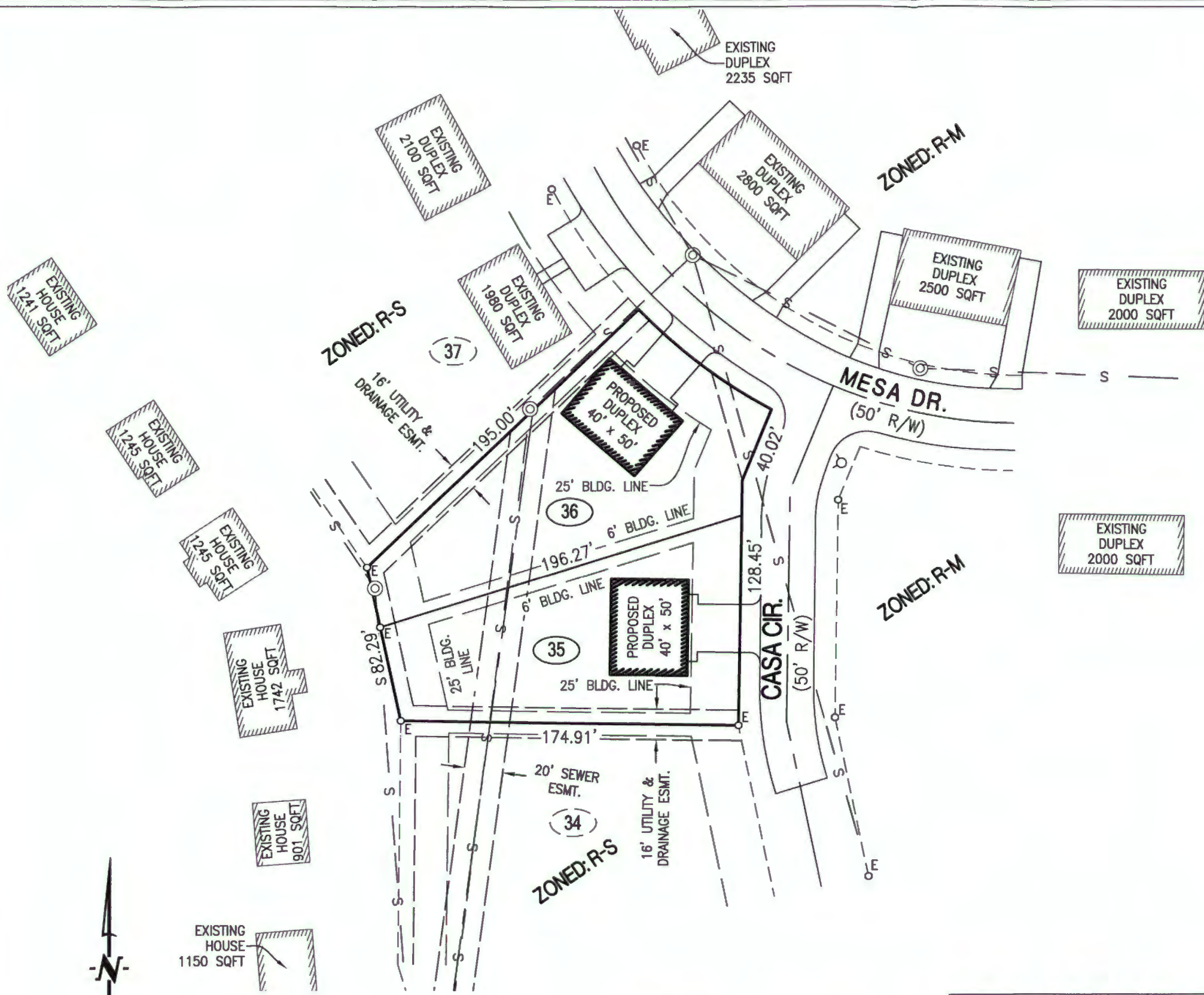
LOT 35 & 36 OF SCOTTSDALE SUBDIVISION, BLOCK II, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 13 WEST, AS RECORDED IN PLAT BOOK 10, PAGE 200, BOONE COUNTY, MISSOURI.

## LEGEND:

- E EXISTING
- S SET
- SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- ⊙ EXISTING MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- - - s - - - EXISTING SANITARY LINE
- EXISTING BOUNDARY LINE

## NOTES:

1. THESE LOTS HAVE ACCESS TO PUBLIC SEWER. AN ONSITE SYSTEM WILL NOT BE USED.
2. LOT 35 HAS 16318 SQUARE FEET.
3. LOT 36 HAS 14523 SQUARE FEET.
4. THESE LOTS ARE CURRENTLY VACANT.
5. THERE HAS BEEN FILL PLACED ON THESE LOTS AS SHOWN IN THE ATTACHED FLOOD PLAIN DEVELOPMENT PERMITS.
6. ALL PUBLIC UTILITIES, AND STREETS ARE CURRENTLY IN PLACE AND PUBLICLY MAINTAINED.



SCALE: 1"=60'



### PROPERTY OWNERS

LARKIN CONSTRUCTION INC.  
GARY LARKIN, PRESIDENT  
6208 BENTPATH DRIVE  
COLUMBIA, MO 65203  
(573) 219-0966

### CROCKETT ENGINEERING CONSULTANTS

1000 W. Nifong Blvd., Building 1  
Columbia, Missouri 65203  
(573) 447-0292

www.crockettengineering.com

CORPORATE NUMBER:  
2000151304

DATE:  
3/25/2021

PROJECT:  
200577

SCALE:  
1" = 60'

DRAWN BY:  
KWF

### LOTS 35 & 36, SCOTTSDALE

SUBDIVISION, BLOCK II  
LOCATED IN THE SOUTHEAST QUARTER OF  
SECTION 20, TOWNSHIP 48 NORTH, RANGE 13 WEST  
BOONE COUNTY, MISSOURI

ADDRESS:

SITE PLAN - EXHIBIT