

Mesa Drive

16-420-20-01-01400

lot 36

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	PHONE
<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

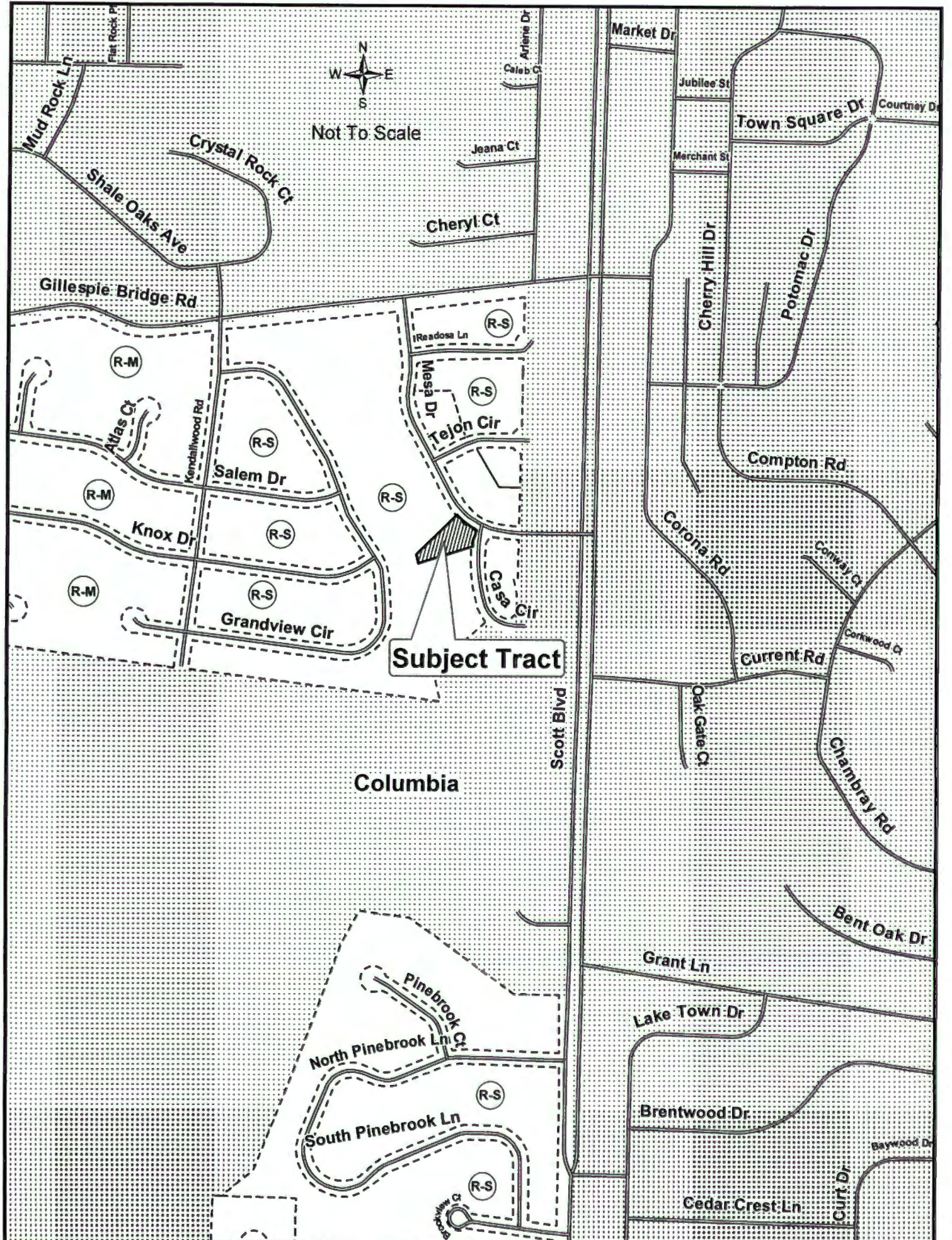
These lots are the last remaining lots that have all the streets, utilities and fire protection in place and ready to build. The sewer district has a sewer main that runs through this property and is treated by the city of Columbia waste water treatment plan. There is an existing fire hydrant on the 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



Not To Scale

Subject Tract

Columbia

R-M

R-M

R-M

R-S

R-S

R-S

R-S

R-S

R-S

R-S

R-S

R-S

Market Dr

Jubilee St

Merchant St

Cherry Hill Dr

Potomac Dr

Town Square Dr

Courtney Dr

Compton Rd

Corona Rd

Conway Ct

Current Rd

Corkwood Ct

Oak Gate Ct

Chambray Rd

Bent Oak Dr

Grant Ln

Lake Town Dr

Brentwood Dr

Cedar Crest Ln

Curt Dr

Baywood Dr

Mud Rock Ln

Flat Rock Pl

Crystal Rock Ct

Shale Oaks Ave

Cheryl Ct

Jeana Ct

Arlene Dr

Caleb Ct

Gillespie Bridge Rd

Atlas Ct

Kendallwood Rd

Readosa Ln

Mesa Dr

Tejon Cir

Casa Cir

Salem Dr

Knox Dr

Grandview Cir

Pinebrook Ct

North Pinebrook Ln

South Pinebrook Ln

Springwood Ct

CONDITIONAL USE PERMIT - SITE PLAN

LOTS 35 & 36, SCOTTSDALE SUBDIVISION BLOCK II

MARCH 25, 2021

DESCRIPTION:

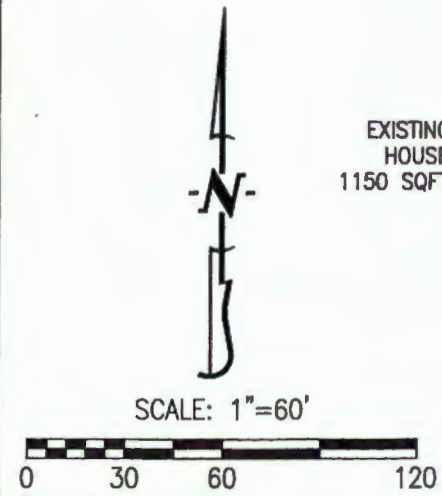
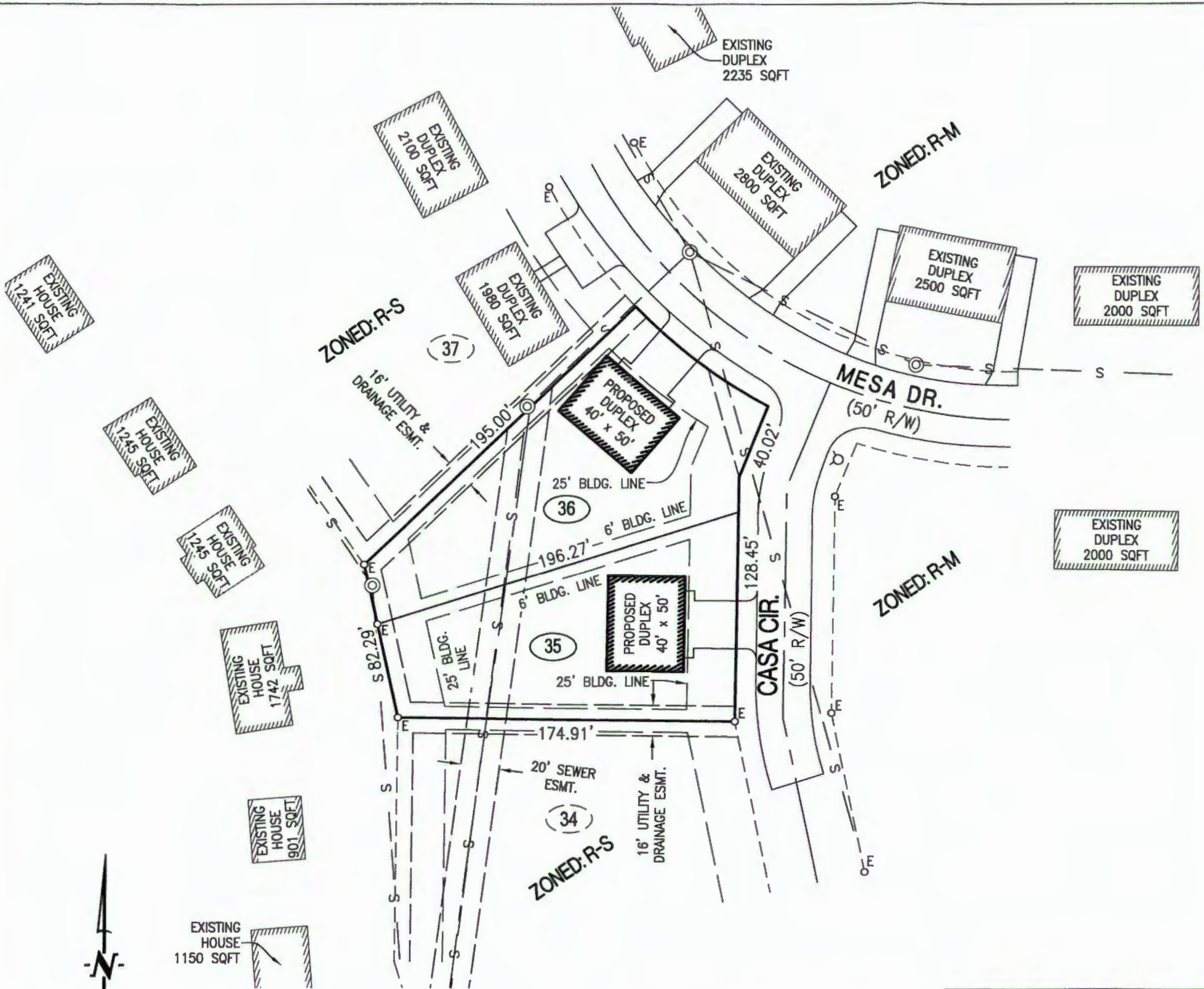
LOT 35 & 36 OF SCOTTSDALE SUBDIVISION, BLOCK II, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 13 WEST, AS RECORDED IN PLAT BOOK 10, PAGE 200, BOONE COUNTY, MISSOURI.

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.



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	SCALE: 1" = 60'
PROJECT: 200577	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:

SEE PLAN - FUTURE