

REQUEST FOR REVISION TO THE ZONING MAP  
(This is a legal size page. Be sure to submit the entire document).

PLEASE PRINT ALL

1. CAPITAL LAND INVESTMENT LLC  
Name - Property Owner  
221 BOLIVAR ST STE 400  
Address  
Jefferson City MO 65101  
City State/Zip Phone  
Email Address

RBHQ LLC  
Potential Buyer/Lessee  
1213 Old Highway 63 Ste. 101  
Address  
Columbia MO 573-289-0077  
City State/Zip Phone  
Rbartels@clubcarwash.com  
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 19 Township 49 Range 12 Parcel #: 12 413 19 00 040 0001  
PT SW NW SUR 876-847 EXC PT FOR STREET R/W & SW PT TR 1 SUR 497-176

3. Present zoning and actual land use: M-LP current zoning. Land use is office and warehouse/storage.

4. Lot/tract size: 7.89 Acres / Sq. Ft. 5. Requested zoning district: M-LP

6. Adjacent zoning R-M, M-LP, C-G

7. Proposed use should the request to rezone be approved: (Please be as detailed as possible in describing the proposed use)  
Office, warehouse/storage, & exterior storage areas for business supplies.

8. Reason and justification for the request being submitted:

The purchaser's needs for expanding their business operations to a larger site.  
M-LP is the current zoning, which will remain.

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

Existing: 10,000+s.f. office Proposed: 19,000+s.f. warehouse building

10. Type of wastewater system: Gravity sewer served by BCRSD main on site.

\*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.

\*List of property owners within 1000 feet of the parent parcel

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

Owner's Signature [Signature] Date 2/18/21 Potential Buyer's/Lessee's Signature [Signature] Date 2-17-2021

Representative: (Surveyor, Engineer, Attorney, Etc.)

Crockett Engineering, Andy Greene PE

573-447-0292

Name

Office Phone Number

1000 W. Nifong Blvd. Building 1

agreene@crockettengineering.com

Address

Email Address

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)

City, State, Zip

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: Boone County Planning and Building Inspections Date

**CROCKETT**  
ENGINEERING CONSULTANTS  
1000 W. Nifong Boulevard Building #1  
Columbia, Missouri 65203  
(573) 447-0292

February 22, 2021

Bill Florea, Director  
Resource Management  
801 E. Walnut  
Boone County Government Center  
Columbia, MO 65201

**RE: Club Carwash Headquarters  
M-LP Review Plan & Preliminary Plat  
1591 E. Prathersville Road**

Mr. Florea,

With this letter and supplemental documents, please find the submittal of the M-LP Review Plan/Preliminary Plat for Club Carwash Headquarters.

The project Club Carwash Headquarters is located at 1591 E. Prathersville Road. It contains one parcel with approximately 7.89 acres, has a parcel number of 12-413-19-00-040.00 01, and is currently zoned M-LP.

We are submitting a revised Review M-LP to replace the existing approved M-LP Plan from 1995. The reason for the revised Review M-LP Plan is to update the size of the proposed building on the west side of the site and to update other minor site related items. Because this property is currently zoned M-LP, the zoning and land use for the property will not change, but rather the specifics of the proposed infrastructure is simply being updated.

As shown on the submitted Review M-LP Plan, this project will include the construction of a new 160'x120' warehouse building and minor site paving updates. There is an existing office building on the property that will remain office in use. The proposed building will be warehouse/storage use with a small amount of office space. Accordingly, the requested allowed uses for this property are generally office, warehousing/storage, and exterior storage area for supplies for their business.

As part of this project, a new Final Plat will be submitted separately. This will clean up the current site boundary as it is currently described by two separate surveys. As such, the Review M-LP Plan also includes the Preliminary Plat.

This property is served by a City of Columbia 6" water main along the north side of Prathersville Road. It is sewerred via an existing BCRSD main along the west side of the property.

Adjacent land uses are to the north and the east, the property is zoned R-M and is developed with industrial and commercial type building. To the south has a mixture of zoning R-M that is developed with single-family homes, C-G that is undeveloped, M-L with single family homes, some vacant lots, and a commercial building. The property to the west is zoned M-LP and is undeveloped.

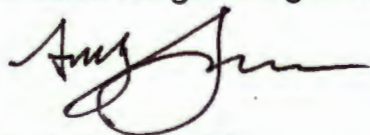
Documents included with this submittal include:

- 17 copies of the M-LP Review Plan
- Rezoning application with \$550 fee
- List of property owners within 1,000 feet
- Copy of Current Deed

Please process this request and let me know if you need anything else.

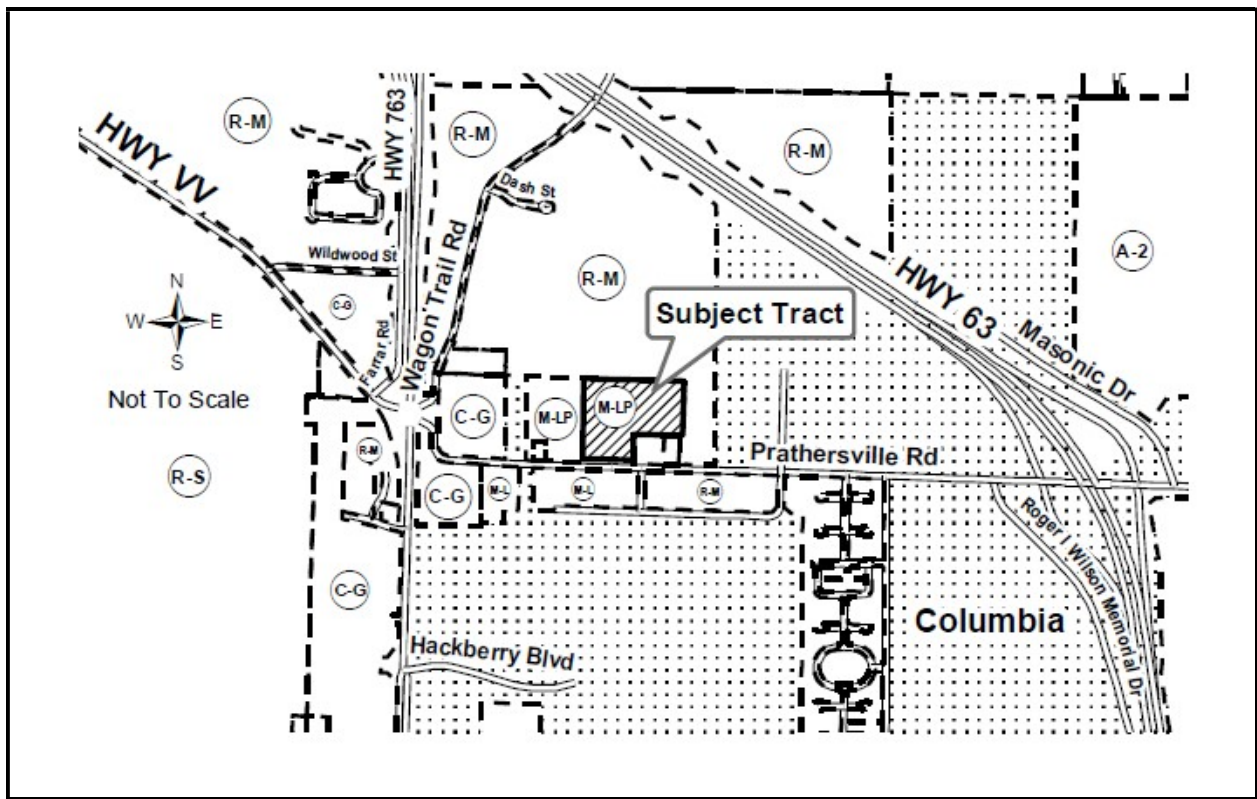
Sincerely,

Crockett Engineering Consultants, LLC



Andy Greene, PE

[agreene@crockettengineering.com](mailto:agreene@crockettengineering.com)



## 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, March 18, 2021 and before the Boone County Commission at 7:00 P.M. on Tuesday, March 30, 2021. 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 Capital Land Investments, LLC to revise a previously approved review plan on 7.89 acres, zoned M-LP (Planned Light Industrial), located at 1591 E Prathersville Rd, 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](http://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