

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

PLEASE PRINT ALL

1. OLD HAWTHORNE DEVELOPMENT LLC

Name – Property Owner
6221 E. Broadway
Address
Columbia MO 65201
City State/Zip Phone
Email Address

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 16 Township 48 Range 12 Parcel #: 17 509 16 00 007 0001

See legal description on M-LP Review Plan/Preliminary Plat

3. Present zoning and actual land use: M-LP current zoning. Land use is vacant

4. Lot/tract size: 7.07 Acres / Sq. Ft.

5. Requested zoning district: M-LP

6. Adjacent zoning A-R, C-G, R-S

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

Generally - Contractor's Buildings and Retail/Gym Space, see allowed uses on M-LP Review Plan for further supplemental uses.

8. Reason and justification for the request being submitted:

Owner wishes to develop contractor's storage buildings and indoor gym/court buildings. This request is similar to the original M-LP plan approved in 2020.

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

Existing: Proposed: 25k s.f. contractor buildings, 33k gym

10. Type of wastewater system: Gravity sewer extension to City of Columbia Main, approved annexation agreement

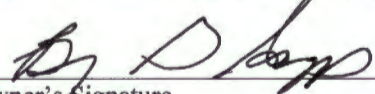
Application FEE of \$300.00 paid at submission

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  Date 2/18/21

Potential Buyer's/Lessee's Signature Date

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

Crockett Engineering, Andy Greene PE
Name
1000 W. Nifong Blvd. Building 1
Address
Columbia MO 65203
City, State, Zip

573-447-0292
Office Phone Number
agreene@crockettengineering.com
Email Address

***Additional fees to be paid by Representative
***Additional fees to be paid by Owner
(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: 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: WW Commercial
M-LP Review Plan/Preliminary Plat
4172 E. Broadway St.**

Mr. Florea,

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

WW Commercial has an address of 4172 E. Broadway St. It contains one parcel with approximately 7.07 acres, has a parcel number of 17-509-16-00-007.00 01, and is currently zoned M-LP.

A similar M-LP Plan proposal was submitted in 2019 and was approved in 2020. This new M-LP Plan is similar in nature but flips the locations of the proposed buildings.

The proposed M-LP plan calls out for the current lot to be split into two lots. One lot will be developed for a 16,500 sq. ft. gym facility with a future addition in mind, while the other lot adjacent to Highway WW will have two 5,800 sq. ft. contractor warehouse buildings and one 12,800 sq. ft. contractor warehouse building.

Because of the proposed lot split, this M-LP Plan will also serve as the Preliminary Plat. A Final Plat to subdivide the two lots, as shown, will be submitted in the future.

As indicated by the M-LP Plan, this property will need a watermain extension from the line to the north to provide the required fire flows. This property will be served by public sewer, and will need to extend to the west to connect to the existing City of Columbia Sewer line. This is covered by an existing annexation agreement.

Adjacent land uses are to the north and west, the property is zoned A-R and is generally undeveloped except for a few single-family structures. To the south is zoned R-S and is developed with a single-family subdivision. To the east is zoned C-G and is developed with commercial buildings.

As part of the 2019/2020 plan, a traffic study was performed. This study concluded that offsite improvements, namely right and left turn lanes along WW are warranted. These turn lanes are shown on this M-LP Plan.

Documents included with this submittal include:

- 17 copies of the M-LP Review Plan including the Landscaping Plan
- Rezoning application with \$550 fee.
- Copy of Current Deed
- Traffic Study Report from Original Submittal in 2019
- Copy of the existing survey
- List of property owners within 1,000 feet
- Fire Turn Exhibit for Boone County Fire as requested

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

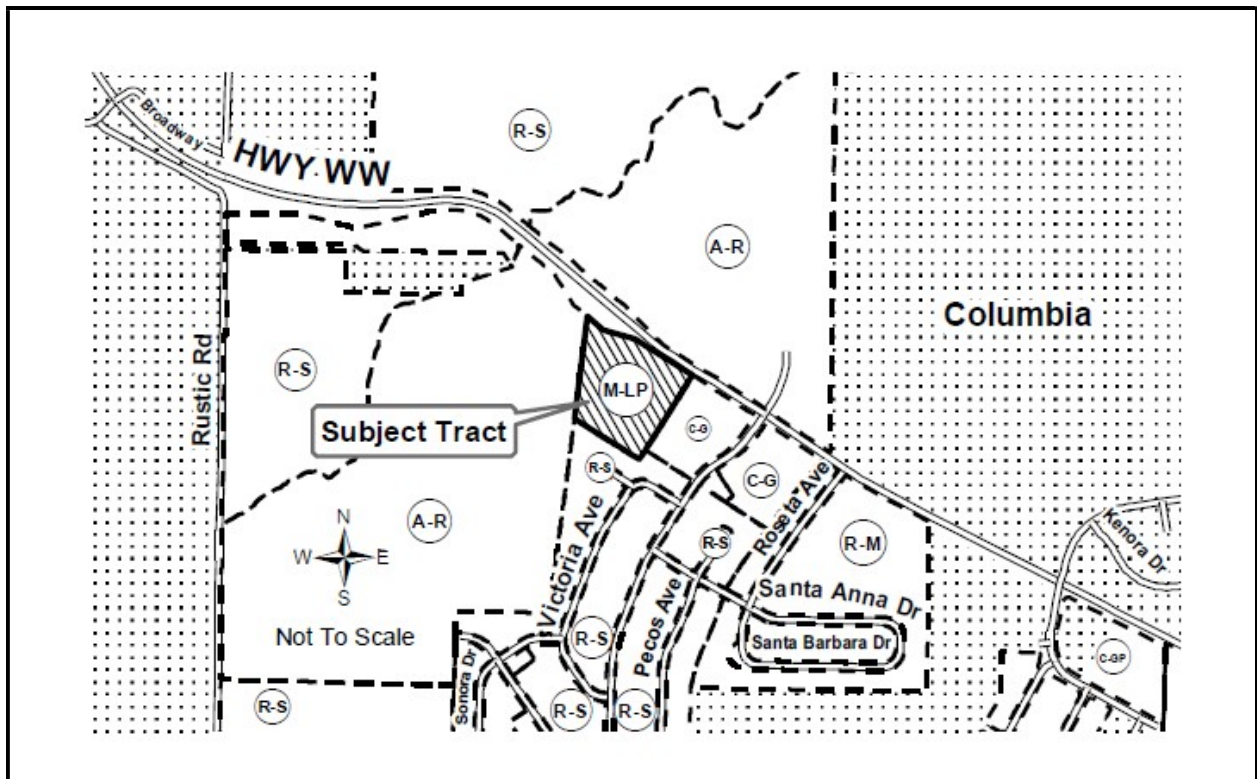
Sincerely,

Crockett Engineering Consultants, LLC

A handwritten signature in black ink, appearing to read 'Andy Greene', written in a cursive style.

Andy Greene, PE

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 Old Hawthorne Development, LLC, to revise a previously approved review plan for WW Commercial on 7.07 acres, zoned M-LP (Planned Light Industrial), located at 4172 E Hwy WW, 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