

REQUEST FOR REVISION TO THE ZONING MAP

PLEASE PRINT ALL

1. 40 & J Development, LLC  
 Name – Property Owner  
2101 W. Broadway Ste 103  
 Address  
Columbia, MO 65202      573-447-5902  
 City                      State/Zip      Phone

Potential Buyer/Lessee  
 Address  
 City                      State/Zip      Phone

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 3 Township 48 Range 14 Tract 1, 2, and 3 of the survey recorded in Book 3676 Page 29  
of the Boone County records.

3. Present zoning and actual land use: Current zoning is M-LP. The current uses of the property are agricultural and industrial distribution/office.

4. Lot/tract size: 192.74 Acres / Sq. Ft.      5. Requested zoning district: M-LP (Revised)

6. Adjacent zoning A-2 and A-1

7. Proposed use should the request to rezone be approved: (Please be as detailed as possible in describing the proposed use)  
The proposed use would be for an office, warehouse and distribution facility. The uses would be per the M-LP Plan.

8. Reason and justification for the request being submitted:

Due to the location of the highway this property is suited for the intended purpose.

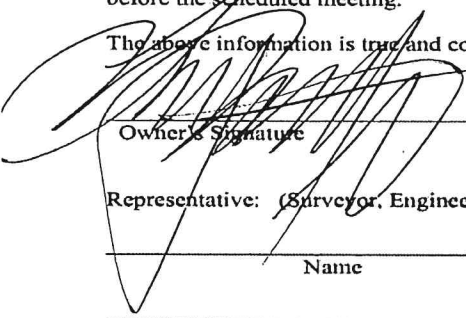
In order to develop in accordance with that purpose the rezoning is required.

9. Approximate size, use and location of any structure(s):      208,000 SF Office      632,000 SF Warehouse/Distribution  
 Existing: Single-Family House & Distribution Center      Proposed: 100,000 SF Light Industrial

10. Type of wastewater system: On-site public system

\*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 (\$6.85 per notice, or current certified mailing cost) and Newspaper fees must be paid prior to the Monday before the scheduled meeting.

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

 24 Aug 2021  
 Owner's Signature      Date

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

Potential Buyer's/Lessee's Signature      Date

Office Phone Number

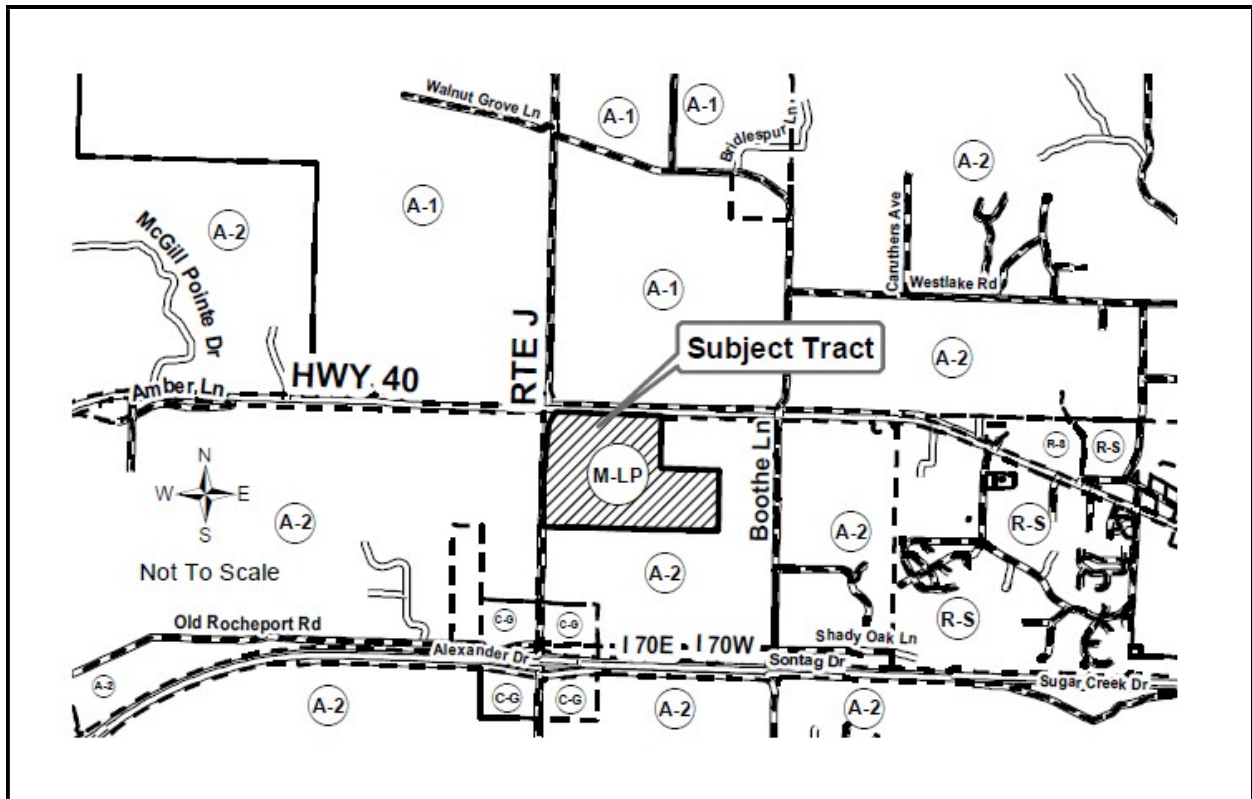
\*\*\*Additional fees to be paid by Representative \_\_\_\_\_  
 \*\*\*Additional fees to be paid by Owner \_\_\_\_\_  
 (If neither are checked bill will be sent to representative)

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 8/24/21

PLG24 21 1:00PM



## 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, September 16, 2021 and before the Boone County Commission at 7:00 P.M. on Tuesday, September 28, 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 40 & J Development, LLC to revise a previously approved plan on 192.74 acres zoned M-LP (Planned Light Industrial) located at 2200 N Route J, Rocheport.**

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