

REQUEST FOR CONDITIONAL USE PERMIT

COMPLETE ALL FIELDS AND ATTACH CHECKLIST - PLEASE PRINT LEGIBLY

\$225 NON-REFUNDABLE APPLICATION FEE + COSTS

* 1. Victory Baptist Church
Print Name (Property Owner) _____ Print Name (Potential Buyer/Lessee) _____
9401 I-70 Dr. NE
Address _____ Address _____
Columbia, Mo. 65202 573-289-3879
City - State - Zip _____ PHONE _____ City - State - Zip _____ PHONE _____
srgooch@yahoo.com
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 NE Quarter (NE 1/4) of Section 7, Township 48 North, Range 11 West, as shown in book 963, pg 532 & corrected by affidavit recorded in book 965, pg 191.

* 3. Present zoning AR Current land use Church

* 4. Lot/tract size 10 acres Acres/Sq. Ft. 5. Adjacent Zoning North (M-L) E/W A-R S-A-2

* 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)
Childcare center

* 7. Reason and justification for the request being submitted: (Attach additional page(s) if necessary)
18-103-07-00-001.02
We need to obtain a conditional use permit in order to open a daycare center at Victory Baptist Church.

* 8. Approximate size, use and location of all structures:
Existing: 10500 sq feet
Proposed: 10500 sq feet

* 9. Type of wastewater system: DNR lagoon

10. Additional fees to be paid by: Stacy Gooch 5301 Wood Lake Ct. 573-289-3879
Name Address Columbia, MO 65202 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.

Gary Gooch 4/20/22
Owner's Signature Date
Stacy R. Gooch 4/20/22
Potential Buyer's/Lessee's Signature Date

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. Do not email form. Original signature is required.

Received by [Signature] Date 4/25/22
Boone County Resource Management

It is my intention to obtain a conditional use permit for Victory's Kids Preschool.

- A. It is my understanding that by obtaining and operating under a conditional use permit, will not be detrimental to or dangerous to the public health, safety, or comfort of the general public. We seek to serve the most innocent of demographics, the majority being infants to preschoolers, up to age five years old. While large groups of this species can be unpredictable and, on occasion, wild or untrained, I assure you they will be well supervised and corralled by qualified personnel who won't let them wreak havoc on the neighbors. Victory Baptist Church has hosted large groups of children for Sunday School, Vacation Bible Schools, and other youth gatherings without causing problems with our neighbors. Victory's Kids Preschool will be no different.

- B. The children enrolled at Victory's Kids Preschool will only be allowed in our building or in our fenced in play yard, with the exception of occasional walks or nature hikes on our property. They will not be free to roam onto our neighbor's property. While young children can do quite a bit of damage to crayons and classroom walls, I'm confident they won't be injurious to property or property owners in the vicinity.

- C. We will be doing very little to alter the existing building or its appearance and what we will be doing will only improve our property's value: for instance, repaving our driveway and painting portions of the exterior. These improvements have historically increased a property's value. It is my understanding that if we increase our property's value, it will have positive, not negative, impacts on our neighbors.

- D. All necessary facilities will be available. We are currently lacking a fire hydrant on the property but we fully understand one will need to be put into place prior to our obtaining occupancy. We have met with a licensed architect and understand we will also need to meet his requirements prior to occupancy. *I am aware there is a wastewater issue that needs to be addressed and I'm working with the right people to resolve this.*

- E. Operating a childcare center at Victory Baptist Church won't impede the normal and orderly development and improvement of surrounding properties. We will be plenty busy worrying about our own property.

F. Our building has two points of access from the street. This allows traffic to flow smoothly to and from our building. MoDot has been notified of our intentions to operate a childcare facility and have verified and approved our current parking lot and points of access. See attached...

G. While I can't say that it is a public necessity for us to obtain a conditional use permit, I can say it is necessary for us to obtain a conditional use permit in order to open and operate a licensed (exempt) preschool which is a necessary service for the community. Many daycare providers were forced to close their operations due to the pandemic leaving many parents without childcare. Moving from my in-home preschool, which allows me to care for ten children, to Victory's Kids Preschool will allow me to care for 50 more children in the area.

Thank you for your consideration on this matter. Please see all attached supporting documentation.

Sincerely,

Stacy Gooch

Director of Victory's Kids Preschool pending occupancy