

REQUEST FOR REVISION TO THE ZONING MAP
ONE FORM PER TRACT/LOT OF LAND
PLEASE REVIEW INSTRUCTIONS PRIOR TO SUBMITTING AN APPLICATION

PLEASE PRINT ALL

1. 40 & J Development LLC.
 Name – Property Owner _____ Potential Buyer/Lessee _____
Box 132, 2101 W Broadway, Ste. 103
 Address _____ Address _____
COLUMBIA MO 65203
 City State Zip _____ City State Zip _____
 Owner Email Address _____ Phone _____ Buyer/Lessee Email Address _____ 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 Parcel #: 15 - 200 - 03 - 02 - 001 - 0001

3. Present zoning and actual land use: Present zoning is M-LP. Office, Retail Online Sales, Warehouse/Distribution

4. Lot/tract size: 180.71 Acres / Sq. Ft. 5. Requested zoning district: M-LP 6. Adjacent zoning _____

7. Proposed use should the request to rezone be approved or, if revising a previously approved plan, explain proposed change: (Please be as detailed as possible, do not state "see plan")
Adding option to make office building smaller.

8. Reason and justification for the request being submitted: Revising approved rezoning plan.

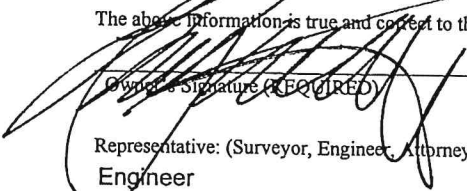
9. Approximate size, use and location of any structure(s): Include sketch.
 Existing: +/- 360,000 SQFT Distribution Center Proposed: +/- 69,000 SQFT Office

10. Type of wastewater system: BCRSD Drip Irrigation

11. Date of Concept Review, if known, (If no concept review was held, state "None"): Unknown

- REQUIRED WITH INITIAL SUBMITTAL: (ADDITIONAL DOCUMENTATION MAY BE REQUIRED AT A LATER DATE)**
- Application FEE of \$375.00, or current fee (Non-refundable)
 - Copy of recorded Warranty Deed, Deed of Trust, or survey showing proof of ownership
 - List of property owners within 1000 feet of property (you may obtain from Assessor's Office)
 - If requesting Planned Zoning, a Review Plan fee of \$295.00 in addition to the \$350 application fee (Non-refundable)
 - If requesting Planned Zoning, all documentation required in Zoning Regulations Section 6.4
 - Additional Fees will be billed later including: Certified Mailings of \$7.85 per notice (or current cost) and Newspaper fees which must be paid by Friday the week prior to the scheduled meeting unless otherwise noted. Indicate below who will pay additional fees. Failure to pay these additional fees by the due date may result in the item being removed from the agenda.
 - Additional fees to be paid by Representative
 - Additional fees to be paid by Owner
 - Additional fees to be paid by Potential Buyer/Lessee

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



 Owner's Signature (REQUIRED) Date 11/22/23

 Potential Buyer's/Lessee's Signature Date

Representative: (Surveyor, Engineer, Attorney, Etc.)
Engineer
 Name _____
Tim Crockett, PE
 Address _____
1000 W. Nifong Blvd. Bldg #1, Columbia, MO, 65203
 City, State, Zip _____

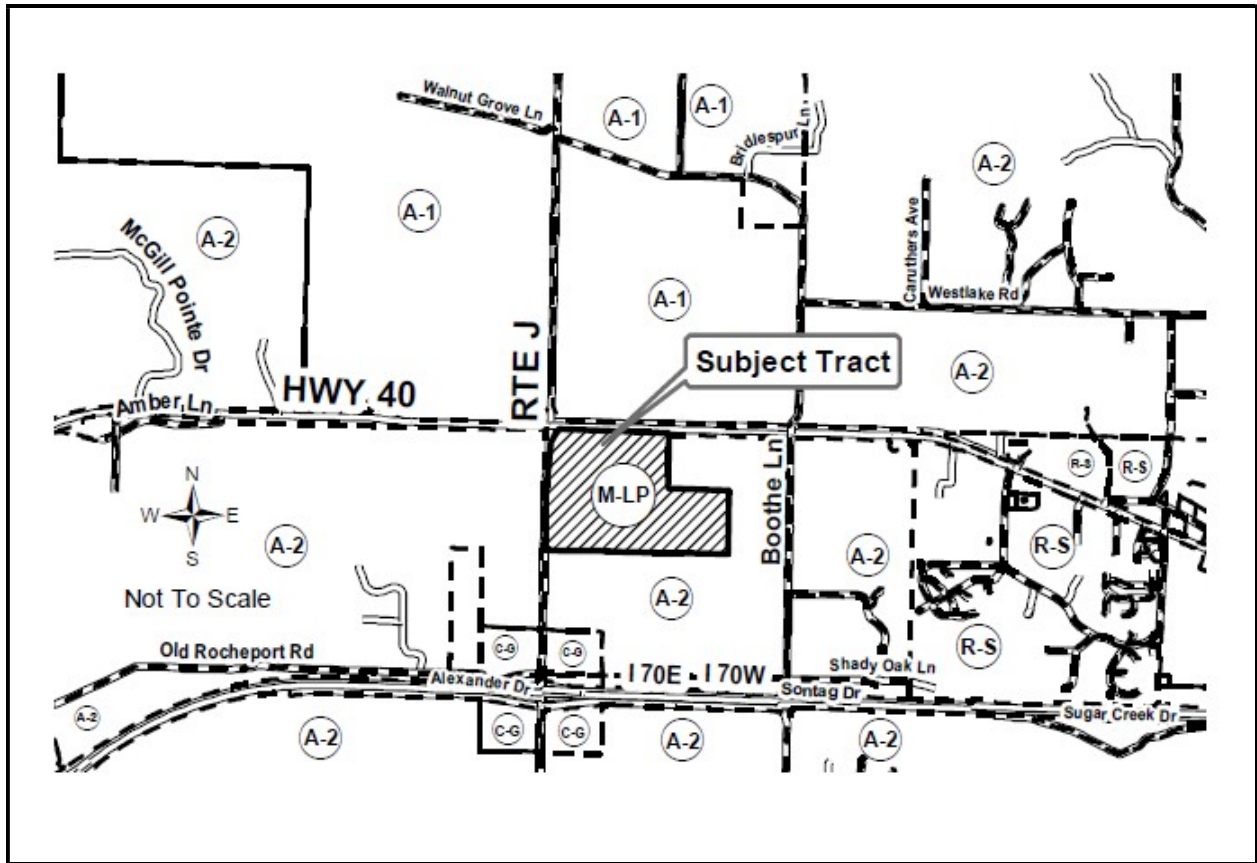
Crockett Engineering Consultants, LLC.
 Business/Company Name _____
573-447-0292
 Office Phone Number _____
agreene@crockettengineering.com
 Email Address _____

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. If you plan to show a power point or other digital presentation during the meeting(s) please provide staff a copy at least 24 hours in advance of the meeting date.

Received by: 
 Boone County Planning and Building Inspections

Date 11/27/2023

11/27/2023 11:58 AM



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, December 21, 2023 and before the Boone County Commission at 7:00 P.M. on Thursday, January 4, 2024. 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 rezone to Planned Light-Industrial (M-LP) and to approve a Review Plan on 180.71 acres located at 2200 N Rte J, Columbia.

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 (573) 886-4330.

Boone County Planning & Zoning Commission
Boyd Harris, Chairperson