

REQUEST FOR CONDITIONAL USE PERMIT

COMPLETE ALL FIELDS AND ATTACH CHECKLIST – PLEASE PRINT LEGIBLY

\$250 NON-REFUNDABLE APPLICATION FEE + COSTS

* 1.	<u>Frank W. Morris Trust</u>	<u>N/A</u>
	Print Name (Property Owner)	Print Name (Potential Buyer/Lessee/Representative)
	<u>203 Knollwood Court</u>	
	Address	Address
	<u>Columbia, MO 65203</u> (573)999-9922	
	City - State - Zip	City - State - Zip
	<u>PHONE</u>	<u>PHONE</u>
	<u>compro@midamerica.net</u>	
	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.
E1/2 NW1/4 of section 23, Township 47, N, Range 13 West in Boone County 80 acres

PARCEL NUMBER(S): 20-603-23-00-002.00 01 S-T-R: 23 / 47 / 13

- * 3. Present zoning A2 Current land use Undeveloped
- * 4. Lot/tract size 80 Acres/Sq. Ft. 5. Adjacent Zoning A2

- * 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)
Development of natural surface multi-use hiking and biking trails. Request two year window for action.
privately operated outdoor recreational facility.

- * 7. Reason and justification for the request being submitted: (Attach additional page(s) if necessary)
To build multi-use trails on the 80 acres.

- * 8. Approximate size, use and location of all structures:
- Existing: Old vacant sawmill house sits along road. Old vacant double wide sits nearby.
- Proposed: Restroom structure, bridge for pedestrian traffic to access multi-use trails.

- * 9. Type of wastewater system: Drip distribution system
10. Additional fees to be paid by: Frank W. Morris Trust 203 Knollwood Court (573)999-9922
- Name Address 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.

[Signature] 8-22-25 [Signature]

Owner's Signature Date 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.

Received by Andrew Devereux Date 8/22/2025

Boone County Resource Management

Frank W. Morris Memorial Trust

203 Knollwood Court
Columbia, MO 65203
compro@midamerica.net

August 22, 2025

Boone County Planning & Zoning Commission
Boone County Government Center
801 E. Walnut Street
Columbia, MO 65201

Re: Application for Conditional Use Permit – South Stanley Poe Road Property

Dear Commission Members,

On behalf of the Frank W. Morris Memorial Trust, we respectfully submit this application for a conditional use permit for our 80-acre parcel located on South Stanley Poe Road.

If approved, we plan to construct a system of multi-use hiking and biking trails on the property. Upon completion, it is our intent to donate the land to Columbia Parks and Recreation, thereby expanding the adjacent 120-acre Stuart Park (acquired by the Parks Department in 2023) into a nearly 200-acre public park. This gift would permanently preserve the land from development and enhance outdoor recreational opportunities for the community.

To ensure professional design and construction, we have engaged Rock Solid Trail Contracting LLC of Fayetteville, Arkansas, an experienced trail-building firm. Planned improvements include a small parking lot, restroom facility, and one bridge to provide safe and convenient access to the trails. No other significant development or infrastructure is proposed.

This project carries out the vision of Frank W. Morris, who established the Trust prior to his passing in 2020 to fund projects that enhance cycling, outdoor recreation, and community well-being. Frank valued public parks and trails both locally and nationally, and we believe this property is an ideal location to honor his legacy.

Findings of Fact for Conditional Use Permit:

a) Public health, safety, and welfare:

The project will not be detrimental to the public. On the contrary, it will promote health, well-being, and quality of life by providing accessible outdoor green space.

b) Compatibility with surrounding properties:

The use will not create noise, nuisance, or injury to nearby properties. It complements existing recreational land.

c) Property values:

We believe the trails and public park expansion will enhance, rather than diminish, surrounding property values.

d) Necessary facilities:

All necessary infrastructure (roads, utilities, drainage, access) will be properly designed and implemented with the guidance of Rock Solid Trail Contracting LLC and other engineering professionals.

e) Orderly development:

The project will not impede the orderly development of surrounding properties. It will preserve land while encouraging compatible recreational use.

f) Traffic and access:

Traffic increases are expected to be minimal and insufficient to cause congestion on surrounding roads. Adequate access points will be provided.

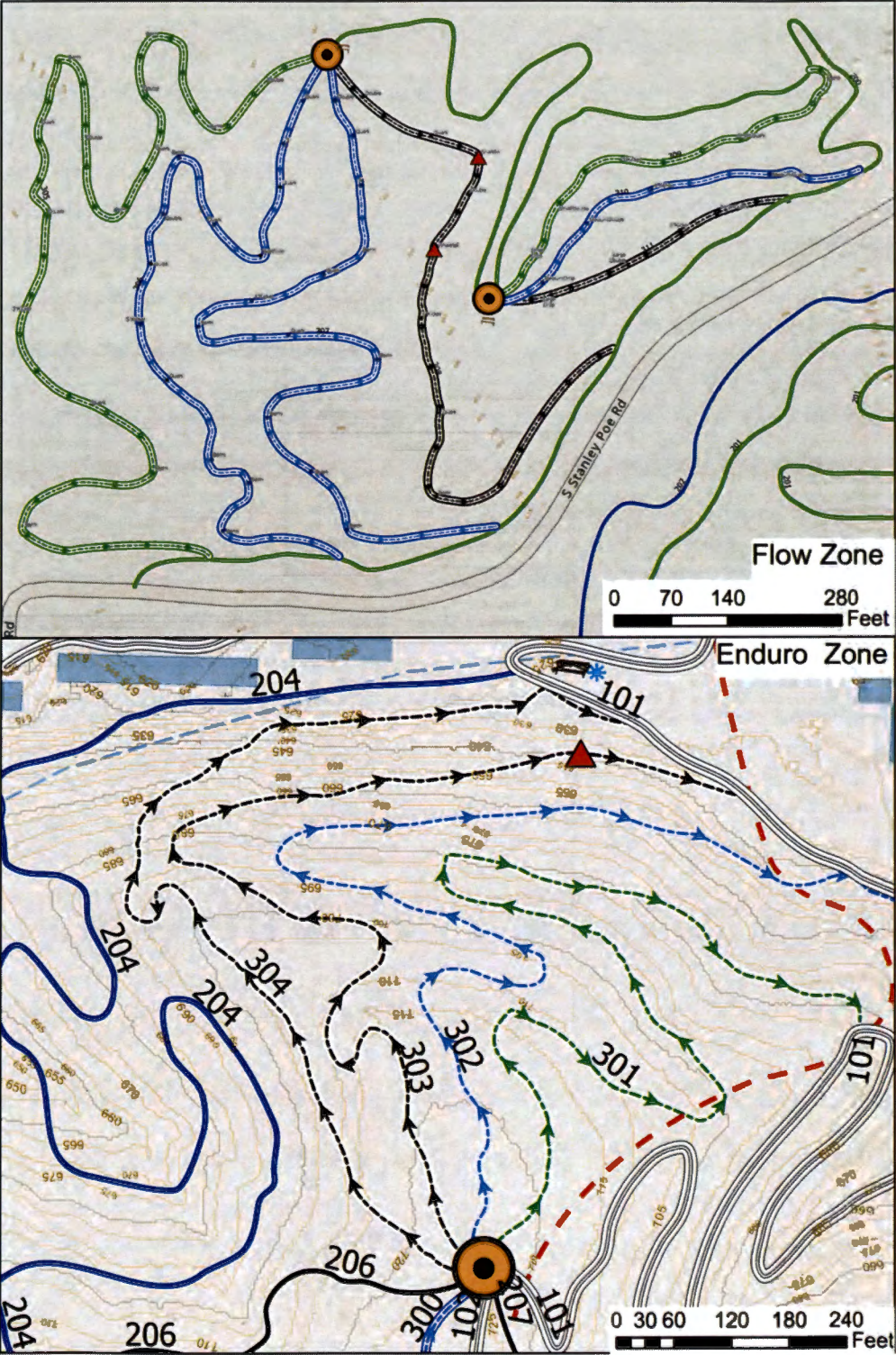
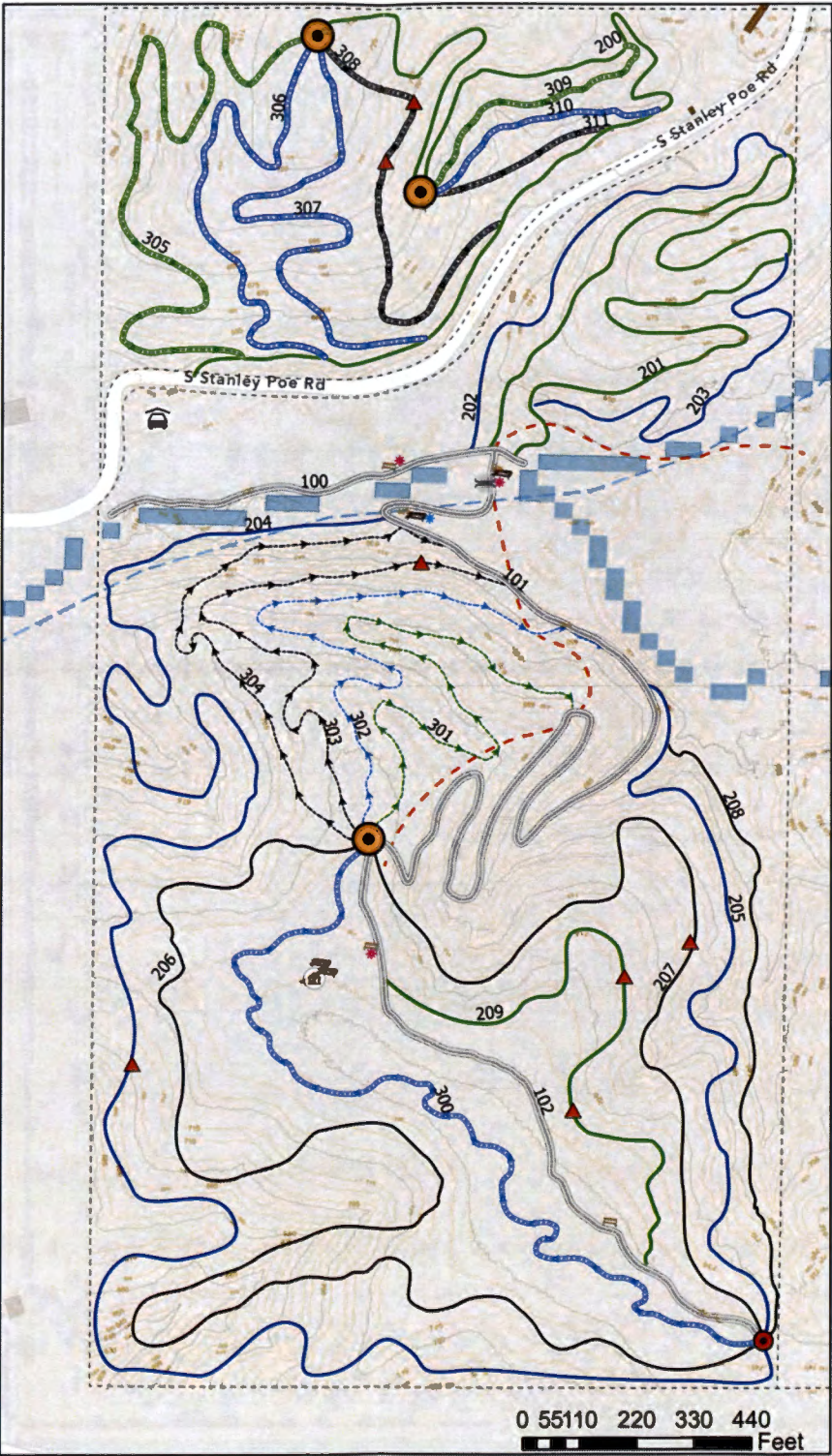
g) Conformance with zoning regulations:

The proposed use complies with all applicable zoning regulations. There is clear public necessity, as the project will provide safe, accessible trails and recreational opportunities for Boone County residents.

We respectfully request your approval of this conditional use permit. Thank you for your time and consideration of a project that we believe will be a lasting community asset.

Sincerely,

Frank W. Morris Memorial Trust



ROCK SOLID TRAIL CONTRACTING
8110 W FORD SPRINGS RD
BENTONVILLE, AR 72712

8 Miles total for 80 Acre
2 miles of Flow Zone
1.5 Miles of Enduro Zone

LEGEND

Legend	
POIs	Existing
Bridge	Existing Buildings
Gate	Concept Trails
Gravity Hub	Advanced
Parking	Advanced DH
Shelter	Beginner
Rideable Art	Beginner DH
art	Emergency Access
bench	Intermediate
picnic table	Intermediate DH
Upgrade Features	White Circle
XC Hub	USA Wetlands
	Estuarine
	Lacustrine
	Marine
	Palustrine
	Riverine
	Pericals

PROJECT NAME:
Frank Morris Trust

PROJECT ADDRESS:
S. Stanley Poe Rd

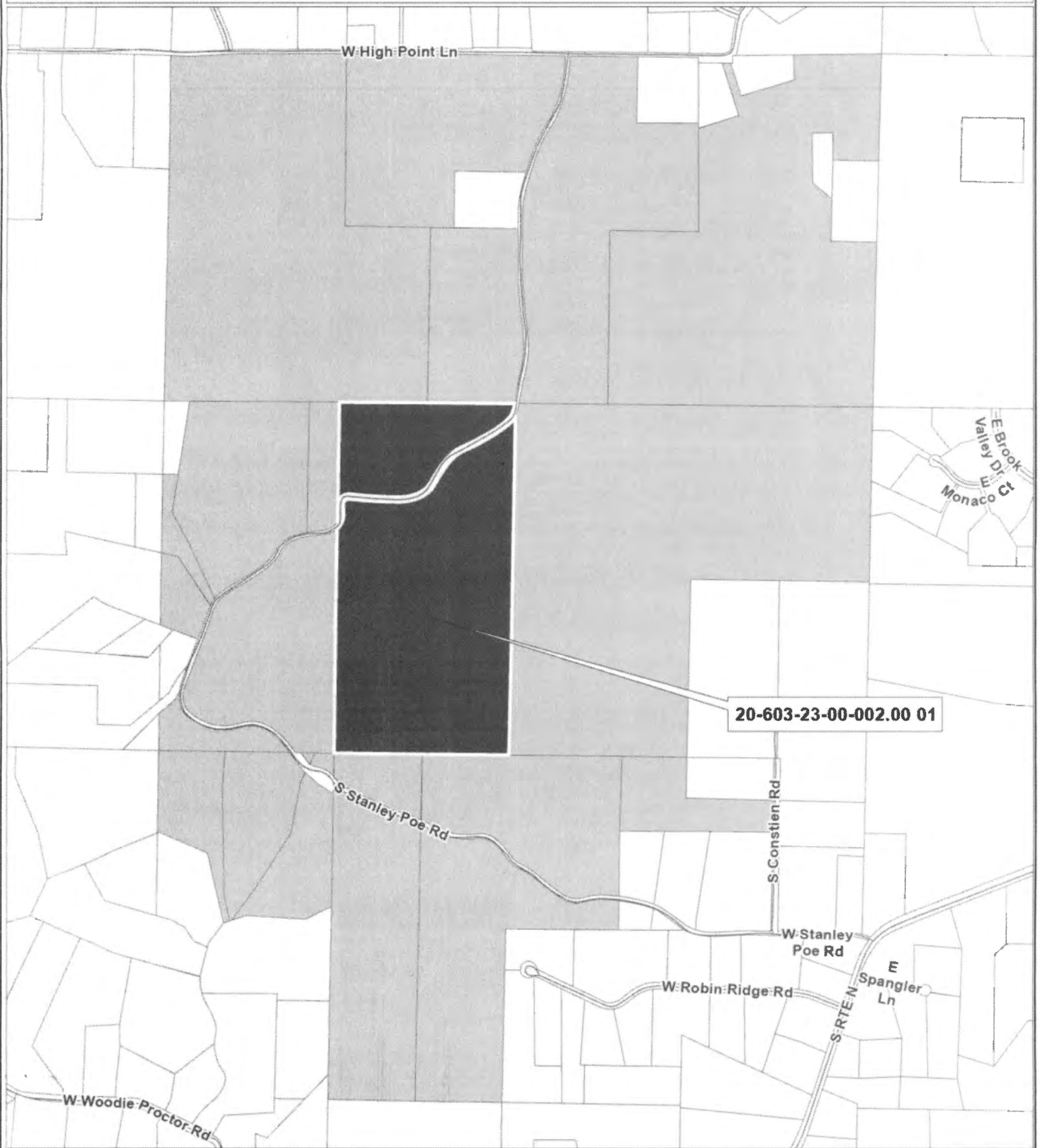
SHEET TITLE:
Master Plan Concept
80 Acre

DATE: 8/18/2025
DRAWN BY: SJR
CHECKED BY: SBW



Parcel Properties within 1,000 ft

Selection for Parcel 20-603-23-00-002.00 01



- Roads
- Selected Parcel
- Parcels within 1,000ft
- Parcel Boundaries

0 780 1,560
Feet

Date: 8/26/2025

Parcel Data Source
Boone County Assessor

Created By:
Boone County
Resource Management

