

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. Dwight Douglas Wheeler N/A  
Name – Property Owner Potential Buyer/Lessee  
3916 Sherman Ct.  
Address Address  
Columbia MO/65203 573-881-2858  
City State/Zip Phone City State/Zip Phone  
Dwight Douglas Wheeler  
Owner Email Address Buyer 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 24 Township 49N Range 13W Parcel #: 11 - 619 - 24 - 00 - 001 - 0401  
See Deed
3. Present zoning and actual land use: R-M
4. Lot/tract size: 7 Acres / Sq. Ft. 5. Requested zoning district: R-SP 6. Adjacent zoning R-S, R-M
7. Proposed use should the request to rezone be approved: (Please be as detailed as possible in describing the proposed use)  
residential subdivision called "Spencer Hills Plat 4"
8. Reason and justification for the request being submitted: Resubmit updated preliminary plat to align with new standards.
9. Approximate size, use and location of any structure(s): Include sketch.  
Existing: N/A Proposed: new home sizes on lots will vary
10. Type of wastewater system: public gravity
11. Date of Concept Review (If no concept review was held, state "None"): 6/09/2025
12. REQUIRED WITH INITIAL SUBMITTAL: (ADDITIONAL DOCUMENTATION MAY BE REQUIRED AT A LATER DATE)  
☒ Application FEE of \$395.00 (or current fee)  
☒ Review Plan FEE (if applicable) of \$305.00 (or current fee)  
☐ Final Plan FEE (if applicable) of \$100.00 (or current fee)  
☒ 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, all documentation required in Zoning Regulations Section 6.4  
☒ Additional Fees will be billed later including: Certified Mailings of \$8.50 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

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

Dwight Douglas Wheeler  
Owner's Signature (REQUIRED)

6.23.25  
Date

Crockett Engineering  
Potential Buyer's Signature

          
Date

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

David Borden, PLS

Name

1000 W. Nifong Blvd

Address

Columbia, MO, 65203

City, State, Zip

Crockett Engineering

Business/Company Name

573-447-0292

Office Phone Number

DBorden@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          Time:



June 23, 2025

Bill Florea, Director  
Boone County Resource Management  
801 E. Walnut  
Columbia, MO 65201

**RE: Preliminary Plat and Review Plan Submittal  
Spencer Hills Plat 4 - Residential Subdivision  
Northwest of Existing Spencer Hills Plat 3-A Subdivision**

Mr. Florea:

On behalf of my client, I would like to take this opportunity to submit the preliminary plat and review plan for Spencer Hills Plat 4 located of existing Spencer Hills Plat 3-A subdivision. This development includes 3 undeveloped tracts to the north, northeast, and east.

Spencer Hills Plat 4 is composed of 3 parcels:

- Undeveloped Tract - 11-600-24-00-002.00 01
- Undeveloped Tract - 11-600-24-00-005.00 01
- Undeveloped Tract - 11-616-24-00-005.00 01

In total, this parcel contains about 7 acres. This undeveloped tract is zoned R-M in the county. My client desires to develop this property into a residential development with "cottage" single family lots and single family attached.

The lots designated "cottage" on the preliminary plat/review plan will feature a smaller lot area, as described on the plan.

As previously mentioned, to the north, northeast, and east, the properties are generally undeveloped and are zoned R-S. We feel this requested development is appropriate for the area based on existing surrounding zonings.

Documents included with this submittal are:

- 1 rezoning application

- Legal description
- \$395 app fee, \$305 review plan fee, & \$190 prelim plat fee (\$890 total)
- 17 copies of the Preliminary Plat/Review Plan
- Copy of the deed for the parcel
- List of property owners within 1,000 feet

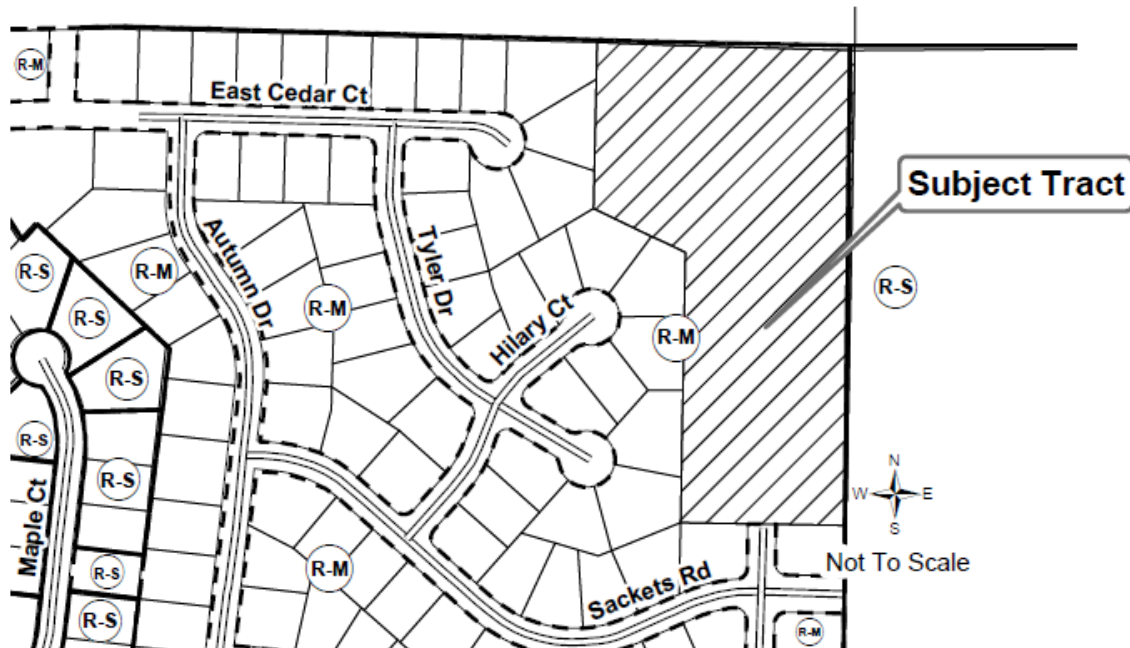
Please process this request and let me know if you need anything else.  
Sincerely,

Crockett Engineering Consultants, LLC

A handwritten signature in black ink, appearing to read "Tim Crockett". The signature is fluid and cursive, with the first name "Tim" and last name "Crockett" clearly distinguishable.

Tim Crockett, PE

[tim@crockettengineering.com](mailto:tim@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, July 17th, 2025 in Commission Chambers, Roger B. Wilson Boone County Government Center, 801 E. Walnut St., Columbia, MO, and before the Boone County Commission at 7:00 P.M. on Tuesday, Jul 29, 2025, in Room 301 at 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 Dwight Douglas Miller to rezone from Moderate Density Residential (R-M) to Planned Single-Family Residential (R-SP) on 7 acres located at 599 E Clearview Dr, 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](http://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