

BOONE COUNTY PLANNING & ZONING COMMISSION
COMMISSION CHAMBERS - BOONE COUNTY GOVERNMENT CENTER
801 E. WALNUT ST., COLUMBIA, MO.

AGENDA

7:00 P.M.

Thursday, July 21, 2005

- I. Meeting called to order, Patricia Smith, Chairperson.
- II. Roll call, Kristen Heitkamp, Secretary.
- III. Review minutes of last meeting.

IV. CONDITIONAL USE PERMITS

- 1. Request by Betty J. Overton for a permit for an existing duplex on .28 acres located at 5005 Creasy Springs Rd., Columbia.

V. REZONING REQUESTS

- 1. Request by Betty J. Overton to rezone from R-S (Residential Single Family) to R-MP (Planned Moderate Density Residential) and to approve a Review Plan on 1.27 acres, more or less, located at 5001 Creasy Springs Rd., Columbia.
- 2. Request by Robert and Joan Marshall on behalf of Prairie Farms Dairy to rezone from A-R (Agriculture Residential) to M-LP (Planned Industrial) and approve a Review Plan on 3.0 acres, more or less, located at 6675 Farrar Rd., Columbia.

VI. PLATS

- 1. BLR. S32-T48N-R13W. A-2. Adam P. Wolf, owner. Curtis E. Basinger, surveyor.
- 2. Street Estates preliminary plat. SS12-T49N-R13W. Blue Acres, Inc., owner. Neal R. Slattery, surveyor.
- 3. Yanis Estates. S15-T47N-R13W. A-2. Sondra K. Taylor, owner. Jay Gebhardt, surveyor.
- 4. Prairie Farms Dairy. S13-T49N-R13W. Robert and Joan Marshall, owners. J. Daniel Brush, surveyor.
- 5. Tara North. S35-T51N-R13W. A-2. Ron and Terri McBee and Kimberly Lawson, owners. J. Daniel Brush, surveyor.
- 6. Cedar Hill Estates. S36-T50N-R13W. A-2. Darrell and Betty Hill, owners. James Jeffries, surveyor.
- 7. Countryside Acres Plat 2. S12-T50N-R12W. A-R. Ronald G. Lueck, surveyor.
- 8. Owensdale. S22-T48N-R13W. A-2. William and Pamela Boyd, owners. C. Stephen Heying, surveyor.
- 9. Trade Wind Park, preliminary plat. S12-T48N-R12W. M-L. I-70 LLC, owner.
- 10. Spencer Hills Phase III preliminary plat. S24-T49N-R13W. R-M. Double D LLC, owner. Jay Gebhardt, surveyor.

VII. OLD BUSINESS

VIII. NEW BUSINESS

- 1. Public hearing concerning revision to Section 10 A of the Zoning Regulations. (see page 2 of this agenda)
- 2. Annual election of officers.

IX. ADJOURN

The proposed amendment removes the requirement for a combined total side setback.

EXISTING

SECTION 10. YARD REQUIREMENTS

A. Minimum Yard Requirements

The following minimum yards for non-farm uses, measured in feet, shall be provided within the districts indicated below:

<u>DISTRICT</u>	<u>FRONT</u>	<u>REAR</u>	<u>SIDE MINIMUM</u>	<u>SIDE TOTAL</u>
A-1, A-2	50	50	15	40
A-R, R-S, R-D, R-M	25	25	6	20
REC	10	20	6	20
C-O, C-N, C-G, C-GP	10	20	6	20
M-L, M-G, M-LP	25	25	6	20

PROPOSED

SECTION 10. YARD REQUIREMENTS

A. Minimum Yard Requirements

The following minimum yards for non-farm uses, measured in feet, shall be provided within the districts indicated below:

<u>DISTRICT</u>	<u>FRONT</u>	<u>REAR</u>	<u>SIDE MINIMUM</u>
A-1, A-2	50	50	15
A-R, R-S, R-D, R-M	25	25	6
REC	10	20	6
C-O, C-N, C-G, C-GP	10	20	6
M-L, M-G, M-LP	25	25	6