

REQUEST FOR REVISION TO THE ZONING MAP

PLEASE PRINT ALL

1. 40-J Farms, LLC
Name - Property Owner
2101 W. Broadway Ste 103
Columbia, MO 65202
Potential Buyer/Lessee
Address
City State/Zip 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 Tract 2 and 3 of the survey recorded in Book 3676 Page 29 of the Boone County records.

3. Present zoning and actual land use: Current zoning is a A-2. The current use of the property is agriculture row crop.

4. Lot/tract size: 125.07 Acres / Sq. Ft. 5. Requested zoning district: M-LP

6. Adjacent zoning A-2

7. Proposed use should the request to rezone be approved: (Please be as detailed as possible in describing the proposed use) The proposed use would be for an office, warehouse and distribution facility. The uses would be per the M-LP Plan.

8. Reason and justification for the request being submitted: Due to the location of the highway this property is suited for the intended purpose. In order to develop in accordance with that purpose the rezoning is required.

9. Approximate size, use and location of any structure(s): Existing: Single Family House ≈1700 SF Ag Barn ≈ 1600 SF Proposed: 250,000 SF Office 1,000,000 SF Warehouse/ Distribution

10. Type of wastewater system: On-site public system

Application FEE of \$300.00 paid at submission
If requesting PLANNED ZONING, Review Plan FEE of \$250.00 paid at submission (in addition to application fee)
***Certified Mailings (\$6.85 per notice, or current certified mailing cost) and Newspaper fees must be paid prior to the Monday before the scheduled meeting.

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

Owner's Signature Date 17 Sept 2019 Potential Buyer's/Lessee's Signature Date

Representative: (Surveyor, Engineer, Attorney, Etc.) Name Office Phone Number
***Additional fees to be paid by Representative
***Additional fees to be paid by Owner
(If neither are checked bill will be sent to representative)

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.

Received by: Paul C. Evans Date 9/23/19 Boone County Planning and Building Inspections

SEP23 19 11:51AM

REQUEST FOR REVISION TO THE ZONING MAP

PLEASE PRINT ALL

1. 40 & J Development, LLC
Name - Property Owner
2101 W. Broadway Ste 103
Address
Columbia, MO 65202
City State/Zip Phone
Potential Buyer/Lessee
Address
City State/Zip 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 Tract 1 of the survey recorded in Book 3676 Page 29 of the Boone County records.

3. Present zoning and actual land use: Current zoning is a A-2. The current use of the property is agriculture row crop.

4. Lot/tract size: 67.67 Acres / Sq. Ft. 5. Requested zoning district: M-LP

6. Adjacent zoning A-2 and A-1

7. Proposed use should the request to rezone be approved: (Please be as detailed as possible in describing the proposed use)
The proposed use would be for an office, warehouse and distribution facility. The uses would be per the M-LP Plan.

8. Reason and justification for the request being submitted:
Due to the location of the highway this property is suited for the intended purpose.
In order to develop in accordance with that purpose the rezoning is required.

9. Approximate size, use and location of any structure(s):
Existing: Ag ≈ N/A Proposed: 250,000 SF Office
1,000,000 SF Warehouse/ Distribution

10. Type of wastewater system: On-site public system

Application FEE of \$300.00 paid at submission
If requesting PLANNED ZONING, Review Plan FEE of \$250.00 paid at submission (in addition to application fee)
***Certified Mailings (\$6.85 per notice, or current certified mailing cost) and Newspaper fees must be paid prior to the Monday before the scheduled meeting.

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

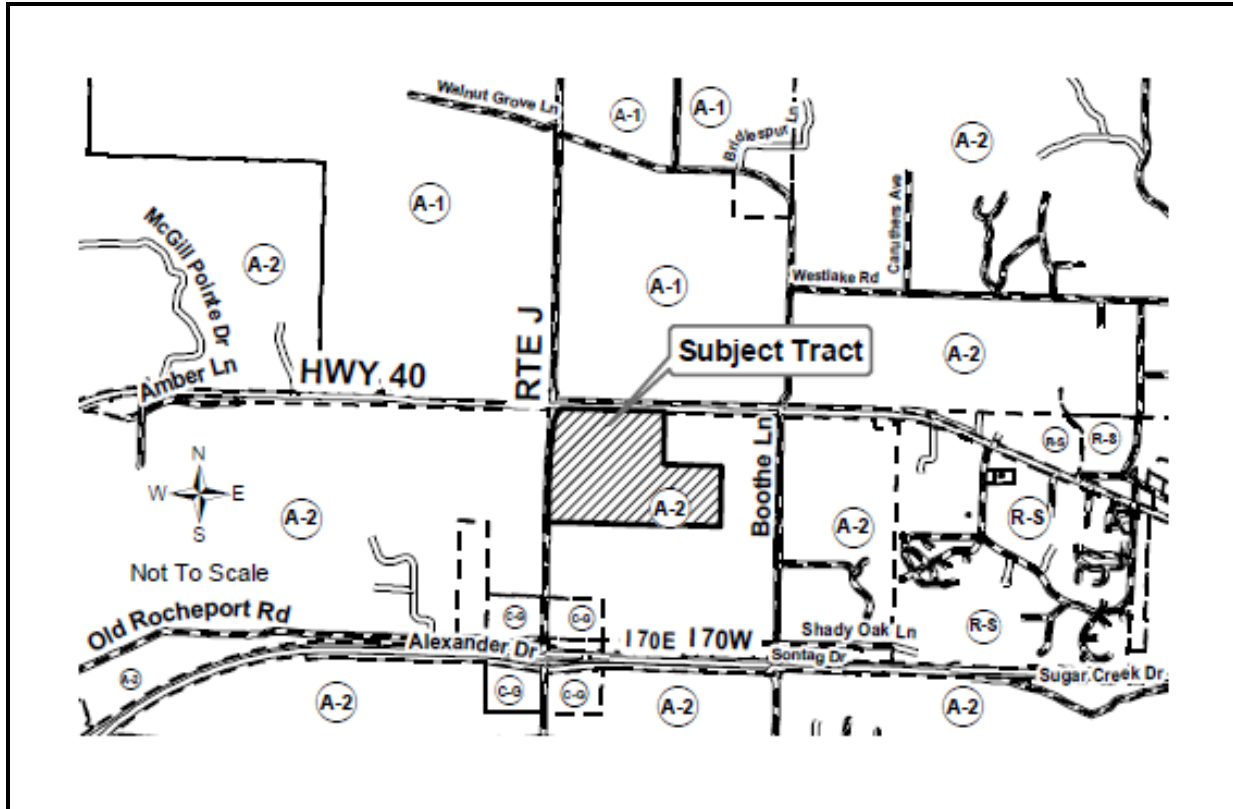
Owner's Signature Date 17 Sept 2019 Potential Buyer's/Lessee's Signature Date

Representative: (Surveyor, Engineer, Attorney, Etc.)
Name Office Phone Number
Address
***Additional fees to be paid by Representative
***Additional fees to be paid by Owner
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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.

Received by: [Signature] Date 9/23/19
Boone County Planning and Building Inspections

SEP 23 19 11:51 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, November 21, 2019 and before the Boone County Commission at 7:00 P.M. on Tuesday, December 3, 2019. 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 Farms, LLC and 40 & J Development LLC to rezone from A-2 (Agriculture) to M-LP (Planned Light Industrial) and approve a Review Plan for 40 & J Development on 192.75 acres, more or less, located at 10150 W Hwy 40, Rocheport.

Questions regarding the above request may be directed to the Boone County Resource Management office at 886-4330.

Boone County Planning & Zoning Commission
Boyd Harris, Chairperson