

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. **RON AND BETH CHAPMAN TRUST**

Name - Property Owner <u>PO BOX 70</u>	Potential Buyer/Lessee
Address <u>ROCHEPORT MO 65279</u>	Address
City State Zip <u>ROCHEPORT MO 65279</u>	City State Zip
Owner Email Address <u>573-819-3188</u>	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 5 Township 48 Range 13 Parcel #: 16 - 102 - 05 - 00 - 021 - 00
SEE ATTACHED DEED DESCRIPTION

3. Present zoning and actual land use: RM HEATING AND AIRCONDITIONING INSTALLATION AND REPAIR BUSINESS

4. Lot/tract size: _____ Acres / Sq. Ft. 5. Requested zoning district: ML 6. Adjacent zoning ML, RM

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")

USE WILL NOT CHANGE FROM THE CURRENT USE

8. Reason and justification for the request being submitted: THE PROPERTY HAS BEEN USED THIS WAY SINCE 1972. SEEMS TO BE SOME LACK OF CLARITY WHY IT WAS NOT ZONED ACCORDING TO THE USE WHEN THE ZONING MAPS WERE CREATED AT THAT TIME

9. Approximate size, use and location of any structure(s): Include sketch.

Existing: SOUTH 55'X105', EAST 80'X120', WEST 100'X50', NORTH 50'X30' Proposed: NONE

10. Type of wastewater system: ON SITE

11. Date of Concept Review, if known, (If no concept review was held, state "None"): 09-30-2021

REQUIRED WITH INITIAL SUBMITTAL: (ADDITIONAL DOCUMENTATION MAY BE REQUIRED AT A LATER DATE)

- Application FEE of \$300.00 (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, a Review Plan fee of \$250.00 (in addition to the \$300 application fee)
- If requesting Planned Zoning, all documentation required in Zoning Regulations Section 6.4
- Additional Fees will be billed later including: Certified Mailings of \$6.80 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.

Ron Chapman 10/25/21
Owner's Signature (REQUIRED) Date Potential Buyer's/Lessee's Signature Date

Representative: (Surveyor, Engineer, Attorney, Etc.)
KEVIN SCHWEIKERT (SURVEYOR)
Name
506 NICHOLS STREET, SUITE A
Address
COLUMBIA, MO. 65201
City, State, Zip

BRUSH AND ASSOCIATES
Business/Company Name
573-442-3110
Office Phone Number
KEVINS@BRUSHENGSRV.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: [Signature] Date 10/25/21
Boone County Planning and Building Inspections

A DESCRIPTION FOR REZONING REQUEST

**A TRACT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI**

BRUSH AND ASSOCIATES, INC.

**506 NICHOLS STREET, SUITE A
COLUMBIA, MISSOURI 65201**

PHONE: (573)442-3110

FAX (573) 442-4851

WWW.BRUSHENGSURV.COM

PLSC 321



Kevin M. Schweikert
KEVIN M. SCHWEIKERT

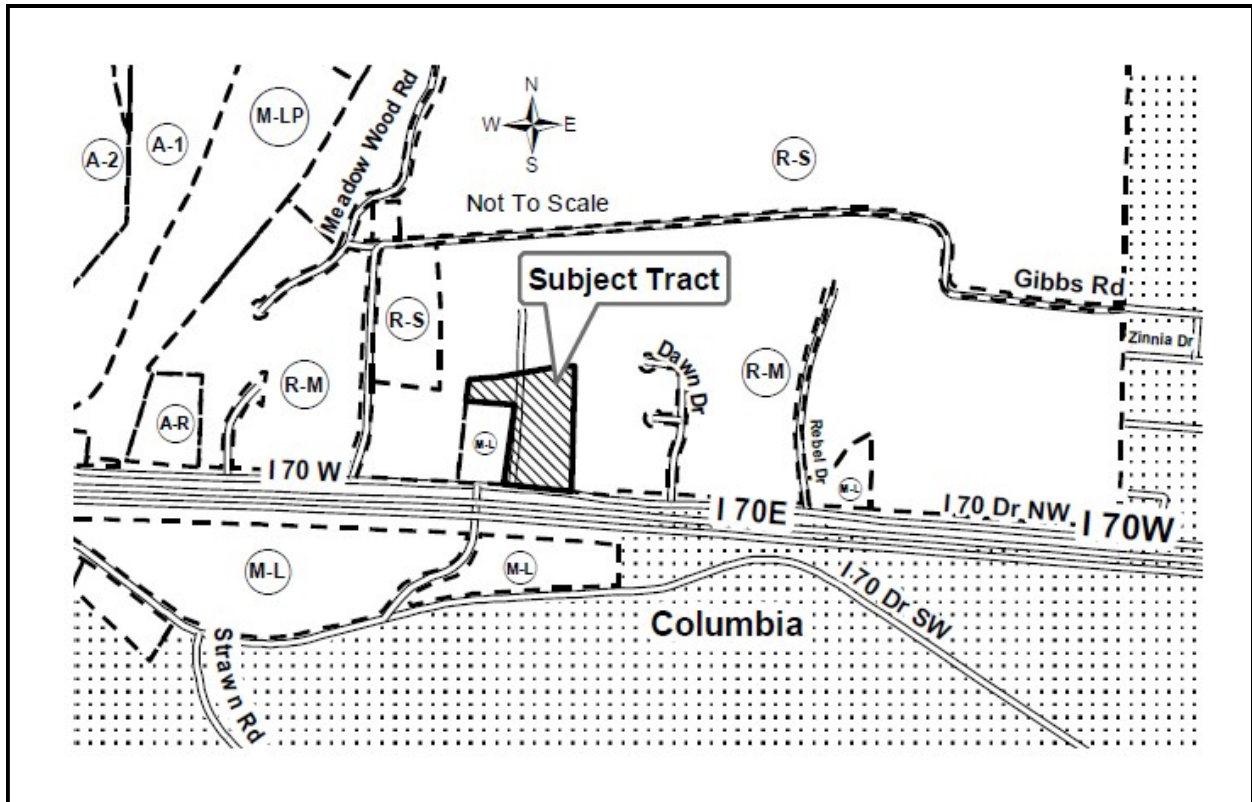
PLS 2013020068

DATE: *October 25, 2021*

A TRACT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI, AND BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 1954 PAGE 317 AND PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 2661 PAGE 2 ALSO BEING PART OF THE TRACT SHOWN BY THE SURVEY IN BOOK 608 PAGE 169 ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHEAST CORNER OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 608 PAGE 169 ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 70 HIGHWAY; THENCE WITH THE SOUTH LINE OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 608 PAGE 169 ALSO BEING THE NORTH LINE OF INTERSTATE 70 HIGHWAY N 85°19'20"W, 250.40 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING CONTINUING WITH THE TRACT SHOWN BY SAID SURVEY IN BOOK 608 PAGE 169 AND THE NORTH LINE OF INTERSTATE 70 HIGHWAY N 85°19'20"W, 39.90 FEET; THENCE 250.66 FEET WITH A CURVE TO THE LEFT, CURVE RADIUS 23,075.53 FEET, THENCE LEAVING THE SOUTH LINE OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 608 PAGE 169 AND WITH THE LINES OF THE TRACT SHOWN BY THE SURVEY IN BOOK 805 PAGE 849 OF THE BOONE COUNTY RECORDS 50.08 FEET WITH A CURVE TO THE LEFT, CURVE RADIUS 23075.53 FEET; THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE I-70 HIGHWAY, N 07°04'20"E, 410.35 FEET; THENCE N 82°36'20"W, 253.40 FEET; THENCE LEAVING THE LINES OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 805 PAGE 849 N 06°09'30"E, 85.15 FEET TO A POINT ON THE SOUTH LINE OF THE TRACT SHOWN BY THE SURVEY IN BOOK 491 PAGE 127 OF THE BOONE COUNTY RECORDS; THENCE WITH THE SOUTH LINE OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 491 PAGE 127 N 86°01'50"E, 144.25 FEET; THENCE LEAVING THE SOUTH LINE OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 491 PAGE 127 N 77°59'00"E, 347.50 FEET TO THE NORTHWEST CORNER OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 608 PAGE 169; THENCE WITH THE NORTH LINE OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 608 PAGE 169 S 88°35'20"E, 63.10 FEET; THENCE LEAVING THE NORTH LINE OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 608 PAGE 169 S 01°24'40"W, 630.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.08 ACRES.



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 18, 2021 and before the Boone County Commission at 7:00 P.M. on Tuesday, November 30, 2021. 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 Ron & Beth Chapman Trust to rezone from R-M (Moderate Density Residential) to M-L (Light Industrial) on 5.08 acres located at 4441 W I-70 Drive Northwest, 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 886-4330.

Boone County Planning & Zoning Commission
Boyd Harris, Chairperson