

Request 1.

**REQUEST FOR CONDITIONAL USE PERMIT**

COMPLETE ALL FIELDS AND ATTACH CHECKLIST - PLEASE PRINT LEGIBLY  
\$225 NON-REFUNDABLE APPLICATION FEE + COSTS

\* 1. VH Properties, LLC  
 Print Name (Property Owner) 2101 W. Broadway  
 Address Columbia - MO - 64633  
 City - State - Zip PHONE

Print Name (Potential Buyer/Lessee) \_\_\_\_\_  
 Address \_\_\_\_\_  
 City - State - Zip \_\_\_\_\_ PHONE \_\_\_\_\_

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.  
Section 7 Township 48 Range 13  
See attached for Legal Description, Deed, and Survey.

\* 3. Present zoning M-LP pending REC-P Current land use Distribution center

\* 4. Lot/tract size 5.32 Acres/Sq. Ft. 5. Adjacent Zoning A-R & M-LP

\* 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)  
Indoor pistol & rifle range

\* 7. Reason and justification for the request being submitted: (Attach additional page(s) if necessary)  
In order to use the property as described above.

\* 8. Approximate size, use and location of all structures:  
 Existing: Distribution  
 Proposed: Indoor Shooting Range

\* 9. Type of wastewater system: BCRSD On-site sewer treatment system

10. Additional fees to be paid by: Crockett Engineering Consultants 1000 W. Nifong Blvd. Building #1 576-447-0292

Name	Address	Phone Number
Crockett Engineering Consultants	1000 W. Nifong Blvd. Building #1	576-447-0292

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] 24/11/22 Date  
 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. Do not email form. Original signature is required.

Received by [Signature] Date 4/22/22  
 Boone County Resource Management

**CROCKETT**  
ENGINEERING CONSULTANTS  
1000 West Nifong Blvd., Bldg. 1  
Columbia, Missouri 65203  
(573) 447-0292

March 28, 2022

Thad Yonke  
Boone County Resource Management  
801 E. Walnut  
Columbia, MO 65201

Re: Midway USA Campus  
Conditional Use Permit

Mr. Yonke:

With this letter and supplemental documents, please find the submittal of the Conditional Use permit applications for Midway USA Campus.

There are 3 conditional use permits being requested for the REC-P zoning, the following 3 conditional uses are as followed:

1. Indoor pistol and rifle range.
2. Restaurant, cafeteria, and bars when incidental to the recreational uses on the premises.
3. Incidental retail sales and services accessory to the main use.

Please feel free to call if you have any questions.

Sincerely,

Crockett Engineering Consultants, LLC



Tim Crockett



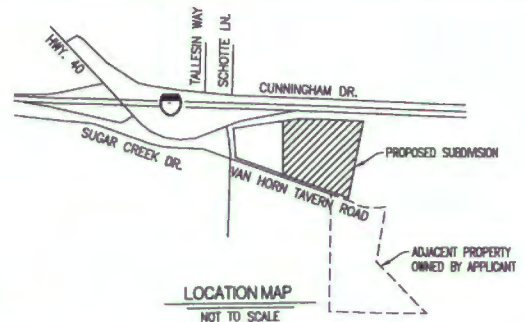
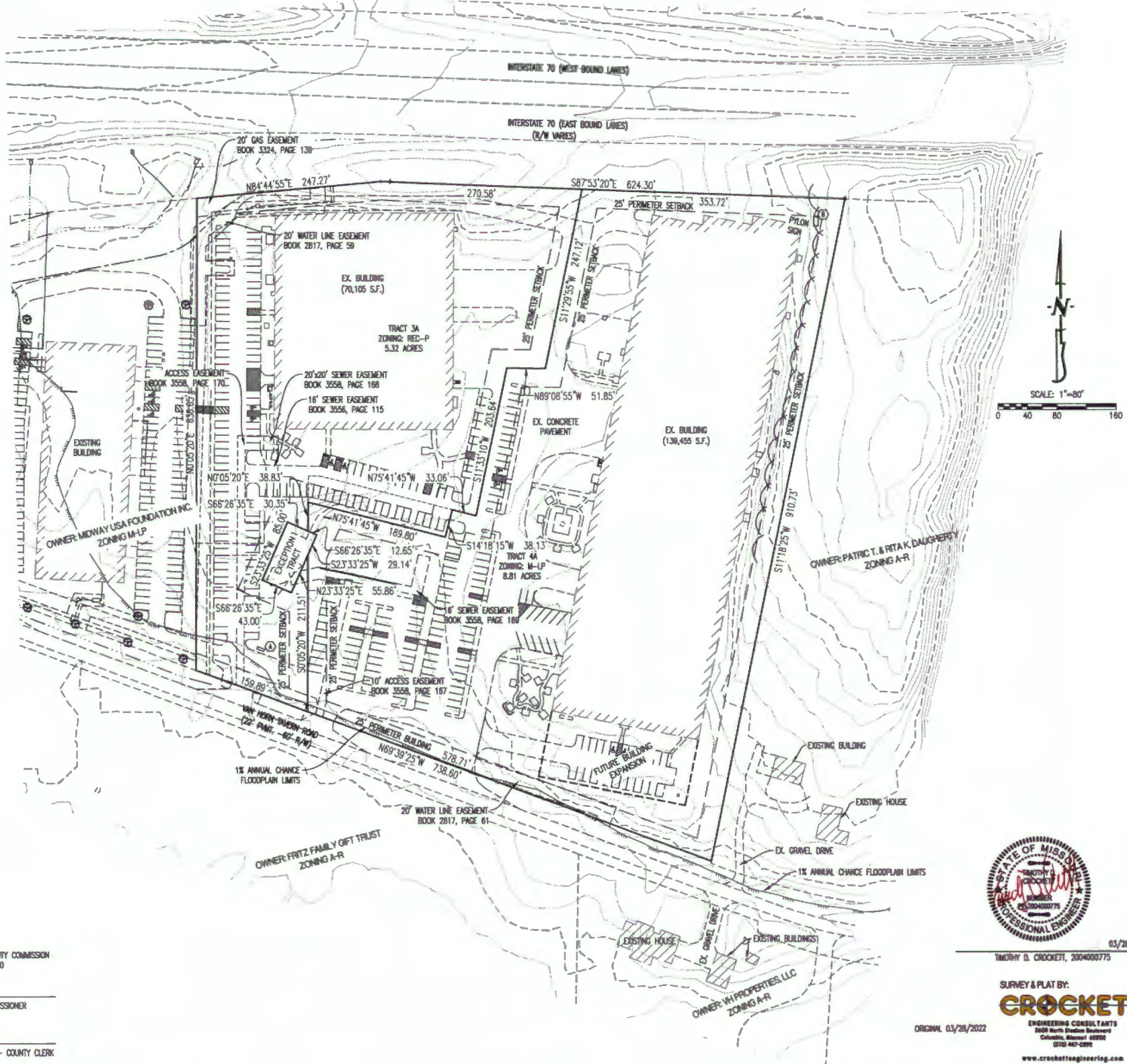




# MIDWAY USA CAMPUS

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI  
MARCH 28, 2022

PROPERTY OWNER:  
V.H. PROPERTIES, LLC  
201 W. BROADWAY STE 03  
CO. BOX 032  
COLUMBIA, MO 65203



### PARKING NOTE:

TRACT 3A	
REQUIRED	
EXISTING BUILDING - INDOOR SHOOTING	= 97 SPACES
97 LANES @ 1 SPACE PER LANE	= 15 SPACES
15 EMPLOYEES @ 1 SPACE PER EMPLOYEE	= 112 SPACES
TOTAL SPACES REQUIRED	= 112 SPACES
TOTAL SPACES PROVIDED	= 155 SPACES

TRACT 4A	
REQUIRED	
EXISTING WAREHOUSE - 137,355 SQ. FT. @ 1 SPACE/2,000 SQ. FT.	= 69 SPACES
EXISTING OFFICE - 2,100 SQ. FT. @ 1 SPACE/300 SQ. FT.	= 7 SPACES
FUTURE BLDG EXPANSION - 18,000 SQ.FT. @ 1 SPACE/2,000 SQ.FT.	= 9 SPACES
TOTAL SPACES REQUIRED	= 85 SPACES
TOTAL SPACES PROVIDED	= 151 SPACES

### GENERAL NOTES:

- PROPERTY ZONING: TRACT 3A - REC-P  
TRACT 4A - M-LP
- THE MAXIMUM BUILDING SQUARE FOOTAGE FOR LOT 3A IS 70,105 SF (EXISTING BUILDING). THE MAXIMUM BUILDING SQUARE FOOTAGE FOR LOT 4A IS 180,000 SF (139,455 SF EXISTING +20,545 FUTURE EXPANSION).
- FINAL DEVELOPMENT PLAN TO BE PREPARED IN ACCORDANCE WITH BOONE COUNTY ZONING REGULATIONS.
- ALLOWED USES SHALL BE AS FOLLOWS:
  - TRACT 3A:
    - CLUB AND LODGE WITH INCIDENTAL FACILITIES.
    - INDOOR PISTOL AND RIFLE RANGE. (SUBJECT TO THE APPROVAL OF A CONDITIONAL USE PERMIT)
    - RESTAURANT, CAFETERIA, AND BARS WHEN INCIDENTAL TO THE RECREATIONAL USES ON THE PREMISES. (SUBJECT TO THE APPROVAL OF A CONDITIONAL USE PERMIT)
    - INCIDENTAL RETAIL SALES AND SERVICES ACCESSORY TO THE MAIN USE. (SUBJECT TO THE APPROVAL OF A CONDITIONAL USE PERMIT)
  - TRACT 4A:
    - LUMBER YARD & BUILDING MATERIALS.
    - WHOLESALE ESTABLISHMENT OR WAREHOUSE (INCLUDING SELF STORAGE MINI WAREHOUSE) IN A COMPLETELY ENCLOSED BUILDING OR SCREENED OUTSIDE STORAGE.
    - MANUFACTURE OR ASSEMBLY OF MEDICAL AND DENTAL EQUIPMENT, DRAFTING, OPTICAL AND MUSICAL INSTRUMENTS, LATCHES, CLOCKS, TOYS, GAMES, AND ELECTRICAL APPARATUS.
    - CONTRACTORS BUILDINGS AND STORAGE YARDS.
    - MANUFACTURE OR ASSEMBLY OF METAL OR FIBERGLASS PRODUCTS: SUCH AS FIREARMS. (SUBJECT TO THE APPROVAL OF A CONDITIONAL USE PERMIT)
    - LABORATORY, RESEARCH, EXPERIMENTAL OR TESTING INCLUDING THE TESTING OF ITEMS RELATED TO THE FIREARMS INDUSTRY.
- ACCESS FROM I-70 EAST BOUND RAMP SHALL NOT BE ALLOWED, INCLUDING DURING CONSTRUCTION.
- PREVIOUS REVIEW PLAN AND REZONING APPROVED UNDER COMMISSION ORDER 313-2014, DATED JULY 1, 2014.
- THE "EXCEPTION TRACT", AS SHOWN, IS OWNED BY THE BOONE COUNTY REGIONAL SEWER DISTRICT AND CONTAINS A SANITARY SEWER TREATMENT PLANT.

### LIGHTING NOTES:

- PROPOSED SITE LIGHTING SHALL COMPLY WITH CURRENT BOONE COUNTY REQUIREMENTS.
- PROPOSED LIGHT STANDARD SHALL BE COMPATIBLE WITH THE EXISTING PARKING LOT.
- BUILDING LIGHTING SHALL BE DIRECTED DOWNWARD AND NOT SPILL OFF THE SITE.

### STREAM BUFFER NOTES:

THERE ARE NO REGULATED STREAM BUFFERS LOCATED WITHIN THE LIMITS OF TRACTS 3A OR 4A AS REGULATED BY BOONE COUNTY, MISSOURI.

### PROPERTY DESCRIPTION:

LOTS 3 AND 4 OF V.H. ACRES, PLAT No. 2 RECORDED IN PLAT BOOK 48, PAGE 14 AND CONTAINING 14.13 ACRES.

### FLOOD PLAIN NOTE:

THIS PROPERTY IS LOCATED IN ZONE "AE" AND "X" AREAS OF 100-YEAR FLOOD AND AREAS OF MINIMAL FLOODING, RESPECTIVELY, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C 0280D, DATED MARCH 17, 2011. ZONE BOUNDARIES ARE SHOWN ON THE ATTACHED PLAN.

### STORMWATER:

NO STORMWATER FACILITIES ARE BEING PROPOSED AT THIS TIME GIVEN THE SITE IS ALREADY DEVELOPED. HOWEVER, SHOULD THE ADDITIONAL BUILDING EXPANSION, AS SHOWN ON THE DEPICTION, BE CONSTRUCTED THAN THAT ADDITION SHALL CONFORM TO CURRENT BOONE COUNTY STORMWATER REGULATIONS.

### EROSION & SEDIMENT CONTROL NOTES:

- NO ADDITIONAL CONSTRUCTION IS BEING PROPOSED WITH THIS PLAN. ALL AREAS ARE CURRENTLY STABILIZED AND THEREFORE NO EROSION CONTROL IS NEEDED.

### SANITARY NOTES:

- ONSITE TREATMENT IS CURRENTLY PROVIDED BY THE BOONE COUNTY REGIONAL SEWER DISTRICT.

### SIGN NOTES:

- TRACT 3A MAY CONTAIN
- ILLUMINATED BUILDING SIGNS WITH A MAXIMUM AREA OF 32 SQ. FT. PER SIGN.
  - ONE (1) ILLUMINATED MONUMENT SIGN WITH A MAXIMUM AREA OF 32 SQ. FT. AND A MAXIMUM HEIGHT OF 3 FEET.
- TRACT 4A MAY CONTAIN
- ONE (1) ILLUMINATED PYLON SIGN WITH A MAXIMUM AREA OF 120 SQ. FT. AND A MAXIMUM HEIGHT OF 30 FEET.
  - ILLUMINATED BUILDING SIGNS WITH A MAXIMUM AREA OF 32 SQ. FT PER SIGN.

### LANDSCAPING NOTE:

GIVEN THIS SITE IS ALREADY DEVELOPED, NO ADDITIONAL LANDSCAPING IS BEING PROPOSED. THE LANDSCAPING ON THE PROPERTY IS TO REMAIN IN PLACE.

### UTILITY NOTES:

- THE LOCATION AND SIZE OF UNDERGROUND UTILITIES INDICATED ON THE PLAT NOT VISIBLE OR APPARENT FROM THE SURFACE ARE FROM VARIOUS UTILITY MAPS, RECORD DRAWINGS OR UTILITY COMPANY RECORDS AND WERE NOT VERIFIED IN THE FIELD. UNDERGROUND ELECTRIC TO LIGHT STANDARDS NOT SHOWN. UTILITY SERVICE TO ALL BUILDINGS WAS NOT LOCATED.
- WATER SERVICE FOR THIS PROJECT SHALL BE PROVIDED BY AND IMPROVEMENTS COORDINATED WITH CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT (CPWSD) #1.
- THIS PROJECT SHALL MEET BOONE COUNTY FIRE DISTRICT CURRENT FIRE FLOW REQUIREMENTS FOR ALLOWABLE FIRE SPRINKLER INSTALLATION IN THE EXISTING AND PROPOSED PORTION OF THE BUILDING AND ON SITE HYDRANTS.
- PROPOSED WATER LINES SHALL FOLLOW EXISTING ALIGNMENT IF FIRE LINE STUDY SHOWS A REQUIREMENT FOR A LARGER DIAMETER WATER SERVICE.
- EXISTING UTILITY LINES SHALL BE UTILIZED FOR PROPOSED BUILDINGS IF POSSIBLE.
- BOONE ELECTRIC HAS AN OVERHEAD ELECTRIC LINE THAT RUNS ALONG THE NORTH RIGHT-OF-WAY LINE OF VAN HORN TAVERN ROAD.

### PHASING:

THIS SITE HAS ALREADY BEEN DEVELOPED. THE ONLY ADDITION MAY BE AN ADDITION OF THE BUILDING ON LOT 4A AS SHOWN.

APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BOYD HARRIS - CHAIRPERSON

APPROVED BY THE BOONE COUNTY COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DAN ATWILL, PRESIDING COMMISSIONER

BRIANNA LENNON - COUNTY CLERK



03/28/2022  
TIMOTHY D. CROCKETT, 2004000775

SURVEY & PLAT BY:  
**CROCKETT**

ENGINEERING CONSULTANTS  
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Columbia, Missouri 65202  
620 442-0200  
www.crockettingeering.com  
Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority  
#0009181004

ORIG. 03/28/2022