

**APPEAL OF A DENIAL BY THE PLANNING COMMISSION
FOR A REVISION TO THE ZONING MAP**

***APPEALS MUST BE SUBMITTED TO RESOURCE MANAGEMENT WITHIN 3 BUSINESS
DAYS FROM THE DATE OF DENIAL**

1. Warren School Properties	N/A
<u>NAME - PROPERTY OWNER</u>	<u>POTENTIAL BUYER/LEASOR</u>
4701 W. Hidden Pond Ct.	
<u>ADDRESS</u>	<u>ADDRESS</u>
Columbia MO 65203	
<u>CITY - STATE - ZIP</u>	<u>CITY - STATE - ZIP</u>
<u>PHONE</u>	<u>PHONE</u>
David@drowesrestaurant.com	
<u>EMAIL ADDRESS</u>	

2. LEGAL DESCRIPTION of land for which revision to zoning map application is made, including SECTION, TOWNSHIP and RANGE, ADDRESS AND/OR PARCEL NUMBER.

17 47N 13W Parcel #20-400-17-00-001.08 01

7900 S. Warren School Rd.

3. Proposed use should rezoning be approved: (Please be as detailed as possible)

Three single family homes, one on each proposed lot.

4. Reason why Planning Commission recommendation for denial is in error:

Please see attached.

5. Name of individual(s) who presented request to Planning Commission:

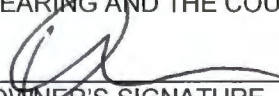
Jay Gebhardt, A Civil Group LLC

6. Date request was denied by Planning Commission. 10/19/23

7. Who should we contact with questions regarding this request? Jay Gebhardt 573 817-5750

NAME PHONE

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT IT IS NECESSARY FOR THE APPLICANT OR THEIR REPRESENTATIVE (WITH WRITTEN AUTHORIZATION) BE PRESENT FOR THE COUNTY COMMISSION HEARING. I ALSO UNDERSTAND THAT NO SIGNIFICANT CHANGES CAN BE MADE TO THE REQUEST BETWEEN THE PLANNING AND ZONING COMMISSION HEARING AND THE COUNTY COMMISSION HEARING.

	<u>10/24/23</u>	N/A	
<u>OWNER'S SIGNATURE</u>	<u>DATE</u>	<u>POTENTIAL BUYER'S SIGNATURE</u>	<u>DATE</u>

RECEIVED BY:  10/24/23

RESOURCE MANAGEMENT OFFICE DATE

APPEAL OF A DENIAL BY THE PLANNING COMMISSION FOR A REVISION TO THE ZONING MAP

Warren School Properties – 7900 S. Warren School Rd.

Response to item #4 - Reason why Planning Commission recommendation for denial is in error:

- 1) The area is being developed and a total of 3 homes (2 additional homes) is appropriate.
- 2) The proposed three homes will be required to have no discharge waste water treatment systems on site; whereas the existing lot can have a lagoon that discharges to the environment.
- 3) Warren School Road was a primary concern at the Planning and Zoning meeting. The two additional proposed homes will add minimal impact to the road. However, we are dedicating the 33-foot half width right-of-way for Warren School Rd., along with a 20-foot utility easement. The dedication of this right-of-way as a contribution to road improvement is proportional with the impact of 2 additional homes.
- 4) There is an existing water main on the property that is capable of providing the required fire flows.
- 5) The primary concern appears to be the desire to have the road improved before any additional development. We are contributing the right of way along our property which is a good step in the right direction. Warren School Rd. will continue in its current state until more development occurs. Development of a higher density is required before Warren School Rd. improvement becomes a priority for the County.
- 6) This area is a highly desired area for people to live in, and more development pressure will be coming. Our proposal sets a good example and pattern of development for future requests.
- 7) The existing A-1 zoning is outdated for this area of the County due to its proximity to the City of Columbia, and being within desired school Districts. A planned District A2-P is an appropriate zoning given the infrastructure in place on the property.
- 8) Development and road improvements are co-dependent. You cannot have road improvements without development creating the demand and responsible development is required to create the need for road improvements.

Our proposed A-2-P Planned District is the best compromise for development along Warren School Road and its contribution to improvements is proportional with the impact.