

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. Warren School Properties, LLC

Name – Property Owner  
4701 Hidden Pond Ct  
Address  
Columbia MO 65203  
City State Zip  
David@DrowesrestaurantCom 573-449-8004  
Owner Email Address Phone

Potential Buyer/Lessee  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
City State Zip  
\_\_\_\_\_  
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 17 Township 47 N Range 13 W Parcel #: 20 400 17 00 001 0801

3. Present zoning and actual land use: A-1, VACANT

4. Lot/tract size: 10.94 Acres / Sq. Ft. 5. Requested zoning district: A2-P 6. Adjacent zoning A-1,A1-P, A2-P

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")

Proposed is to create 3 residential lots

8. Reason and justification for the request being submitted: See Attached

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

Existing: Two Sheds that will be removed if plan is approved Proposed: Three Single Family Residential Lots 2.5 acres or greater

10. Type of wastewater system: On - Site - See attached explanation

11. Date of Concept Review, if known, (If no concept review was held, state "None"): Spring of 2022

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

- Application FEE of \$375.00, or current fee (Non-refundable)
- 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 \$295.00 in addition to the \$350 application fee (Non-refundable)
- If requesting Planned Zoning, all documentation required in Zoning Regulations Section 6.4
- Additional Fees will be billed later including: Certified Mailings of \$7.85 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.

[Signature] 6-25-23  
Owner's Signature (REQUIRED) Date Potential Buyer's/Lessee's Signature Date

Representative: (Surveyor, Engineer, Attorney, Etc.)

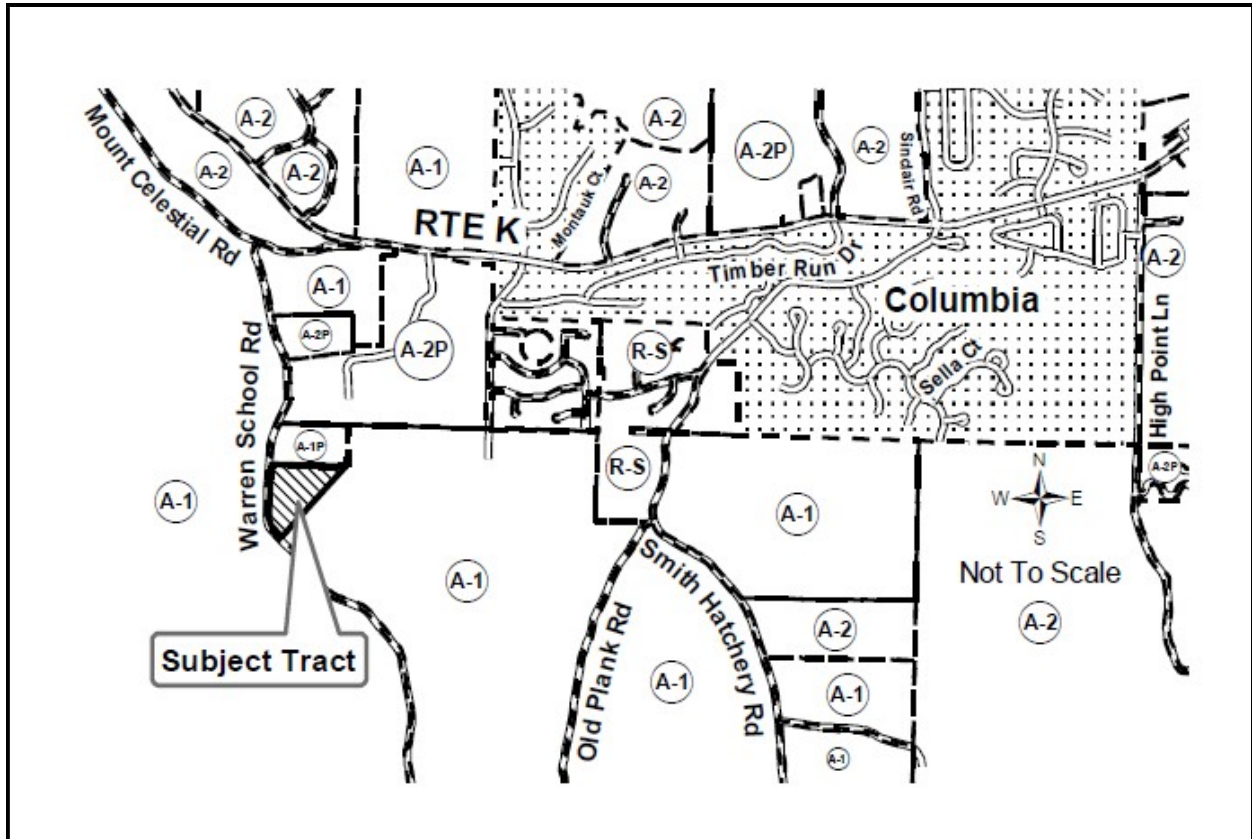
Jay Gebhardt  
Name  
3401 Broadway Business Park Court  
Address  
Columbia, MO 65203  
City, State, Zip

A Civil Group, LLC  
Business/Company Name  
573-817-5750  
Office Phone Number  
Jay @ Acivil Group.com & Lara@acivilgroup.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]  
Boone County Planning and Building Inspections

Date 9/25/23



## 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, October 19, 2023 and before the Boone County Commission at 7:00 P.M. on Thursday, November 2, 2023. 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 Warren School Properties to rezone from Agriculture (A-1) to Planned Agriculture (A-2P) and to approve a review plan for Warren School Estates on 10.94 acres located at 7900 S Warren School Rd, 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](http://www.showmeboone.com/resource-management)

Questions regarding the above request may be directed to the Boone County Resource Management office at (573) 886-4330.

Boone County Planning & Zoning Commission  
Boyd Harris, Chairperson