

REQUEST FOR CONDITIONAL USE PERMIT

COMPLETE ALL FIELDS AND ATTACH CHECKLIST – PLEASE PRINT LEGIBLY
\$250 NON-REFUNDABLE APPLICATION FEE + COSTS

* 1. **Bechtold Properties, LLC**

Print Name (Property Owner) <u>6401 W. Hwy 40</u>	Print Name (Potential Buyer/Lessee/Representative)
Address <u>Columbia, MO 65202 (573) 489-1296</u>	Address
City - State - Zip <u>bechtoldjoe@hotmail.com</u>	City - State - Zip
PHONE	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.
See attached deed with legal descriptions

PARCEL NUMBER(S): See attached S-T-R: 6, 48, 13

* 3. Present zoning C-G and M-L Current land use Truck stop, motel, trailer sales, auto shop, retail

* 4. Lot/tract size 160 acres (not all for CUP) Acres/Sq. Ft. 5. Adjacent Zoning C-G, C-GP, A-R

* 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)
Use would be for a package delivery service. Please see attached letter from the operator giving more details about the use.

* 7. Reason and justification for the request being submitted: (Attach additional page(s) if necessary)
The zoning use that best fits the proposed use is "wholesale establishment or warehouse in a completely enclosed building" which requires a conditional use in the existing C-G zoning.

* 8. Approximate size, use and location of all structures:
Existing: Use would utilize an existing 26,300 square foot building on the property
Proposed: No new buildings are proposed

* 9. Type of wastewater system: Existing on-site system

10. Additional fees to be paid by: Bechtold Properties, LLC 6401 W. Hwy 40 (573) 489-1296

Name	Address	Phone Number
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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.

Joe B 2-24-25 _____
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.

Received by Paula C. Williams Date 2/24/25
Boone County Resource Management



February 21, 2025

Bill Florea
Director, Boone County Resource Management
801 E. Walnut, Room 315
Columbia, MO 65201

Re: Conditional Use Request for Spee Dee Delivery Service at Midway Travel Plaza

Mr. Florea:

On behalf of my client, Bechtold Properties, LLC, I would like to make a request to the County for a Conditional Use Permit (CUP) for a portion of the Midway Travel Plaza. The purpose of this request is to allow Spee-Dee Delivery Service, a small package and LTL delivery provider, a location for their Central-Missouri operation.

While the Midway Travel Plaza is located on 5 parcels of land totaling approximately 160 acres, the CUP would be for only a small portion of that site. Please see the attached exhibits that show the entirety of the site along with depictions that illustrate the proposed location of the Spee-Dee Delivery facility. The proposed facility would utilize an existing building on the property that is currently being used for consignment sales and a small auto repair shop. The auto repair would remain in the building with Spee-Dee Delivery occupying the consignment sales portion of the building. However, the CUP would include the entire building.

The existing site currently contains the Midway Travel Plaza (truck stop), a motel, trailer sales, auto shop, antique mall, as well as several retailers. The addition of the Spee-Dee Delivery facility would be a great fit to this site as the site is already conducive to truck and vehicular traffic, located immediately adjacent to I-70 and the I-70/Hwy 40 interchange, and would not have a significant increase on traffic to the site or surrounding roadways.

I have included with this letter the CUP application, exhibits and depictions of the site, the trustee's deed of the property (which includes the description), a list of property owners within 1000 feet of the tract, the application fee, and a letter from Spee-Dee Delivery Service detailing specifics about their business and proposed facility.

Given the sanitary sewer that serves this building (and all of the Midway Travel Plaza) is an on-site sewer system, we evaluated the differences between the two uses to confirm that there would not be an increase in sewer flow should this CUP be approved. Should Spee-Dee Delivery occupy the building, the sewer flow to the existing on-site sewer treatment facility would actually decrease. This is based off of the existing uses generating (according to DNR regulations) approximately 3,650 gpd compared to the proposed uses generating less than 540 gpd. A significant decrease that certainly does not create an issue for the existing sewer treatment facility.

Per the zoning regulations there are seven criterion that need to be satisfied by the Commission prior to a CUP being approved. Below is that criterion and our responses to each item.

- a) The establishment, maintenance or operation of a conditional use permit will not be detrimental to or endanger the public health, safety, comfort or general welfare.

By approving this CUP, it will not be detrimental to or endanger the public health, safety, comfort or general welfare of the public. The site currently contains uses that are heavy traffic generators. The proposed use will not add significant trips to those that already exist. Furthermore, the existing uses would complement the proposed use by providing on-site services that would typically be utilized by traveling to other destinations. This would decrease the overall potential traffic for such a use if it were located on another site.

- b) The conditional use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted by these regulations.

Other properties in the immediate vicinity will not be impacted by the approval of the proposed CUP. The nearest neighboring property is about 625 feet away but is across I-70. I-70 would have a much larger impact on that property than this use would. The other nearest property is about 1600 feet away, is undeveloped, and is shielded by an existing 70,000 square foot building that blocks light, sound, and the proposed use itself.

- c) The conditional use permit will not substantially diminish or impair property values of existing properties in the neighborhood.

Property values in the area will not be diminished by this use. The use will hardly be noticeable to anyone and will not produce additional noise, lights, fumes, etc. that would decrease property values in the area.

- d) All necessary facilities will be available, including, but not limited to, utilities, roads, road access and drainage.

Given the site is already developed, including the building, all infrastructure is in place to serve the proposed use.

- e) The establishment of a conditional use permit will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.

Development in the area will not be affected by this proposed use. All other properties in the area would be allowed to develop should this CUP be approved.

- f) The establishment of a conditional use permit will not hinder the flow of traffic or result in traffic congestion on the public streets. This will include the provision of points of access to the subject property.

Traffic will not be significantly impacted by this use. While it will generate a few trucks and cars to the site each day, the additional traffic will be minimal compared to the hundreds of heavy trucks and cars that currently utilize the property each day. The additional traffic will not have a significant impact on the surrounding roadways or intersection.

- g) The conditional use permit shall in all other respects conform to the applicable regulations of the zoning district in which it is located. The County Commission shall find that there is a public necessity for the conditional use permit. - Section 15 A (2)

We believe that the proposed use would conform to the existing zoning regulations should it be approved.

I believe this application contains the information needed to process this request.
Please review the submittal and let me know of any questions that you may have.

Sincerely,

Crockett Engineering Consultants, LLC

A handwritten signature in black ink, appearing to read "Tim Crockett". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Tim Crockett, PE



EXHIBIT 1: LOCATION OF SUBJECT SITE

SITE USES

1. APPROXIMATE 5,000 SQFT RETAIL SALES.
2. APPROXIMATE 15,000 SQFT TRAVEL PLAZA (CONVENIENCE STORE, RESTAURANT, RETAIL SALES).
3. FUEL CANOPY WITH FUEL DISPENSERS.
4. APPROXIMATE 10,000 SQFT RETAIL SALES.
5. TWO STORY MOTEL
6. APPROXIMATE 4,000 SQFT DIESEL REPAIR SHOP
7. TRAILER SALES
8. APPROXIMATE 31,000 SQFT BUILDING
9. APPROXIMATE 70,000 SQFT EXPO CENTER (ANTIQUe MALL)
10. APPROXIMATE 26,300 SQFT AUTO SHOP AND RETAIL (SUBJECT BUILDING OF C.U.P.)
11. ON-SITE SANITARY SEWER TREATMENT



EXHIBIT 2: USES OF SUBJECT SITE



Spee-Dee Delivery Service, Inc.

4101 Clearwater Rd.

PO Box 1417

St. Cloud, MN 56302-1417

T: 800-862-5578 | F: 320-251-4317

To Whom it May Concern,

I am writing this letter on behalf of Spee-Dee Delivery Service, Inc.

Spee-Dee Delivery is a first and second generation family-owned business. We currently provide service within ten Midwest states with our corporate headquarters located in St. Cloud, MN. We currently employ over 1,800 employees that serve in various roles from support staff to delivery drivers, which include small parcels and LTL deliveries. In comparison we are similar to carriers such as UPS and FedEx, just at a smaller capacity and lower cost.

Spee-Dee Delivery is looking to expand our service in the Missouri market. We are currently serving the Kansas City and St. Louis areas and will be opening two new locations in St. Joseph, MO and Kirksville, MO with an opening date of April 2025.

The location we are currently interested in is 6401 W. Hwy 40 Columbia, Missouri. This location will serve as a central hub of operations in Missouri. The facility would support this location and branch locations both administratively and also in the distribution of packaged freight for the surrounding area. We will also be taking in walk-in customers that wish to use our service to ship within our service area.

Operations would consist of freight coming from other branches via semi-trailer in the morning hours from 7:30 am to 9:00 am and again in the evening hours between 5:00 pm to 7:30 pm. There will not be an influx of trailers but rather one to four during those times. After those trailers are unloaded, the freight is then sorted by support staff. Freight is then loaded into smaller vans for distribution in the area. These tractor trailers would then proceed back to their original locations. There would be a small support staff during the day but no trailer deliveries. We would be hiring locally for delivery drivers and support staff. We anticipate a startup of around eight employees. As we continue to expand and grow, we hope to employ up to twenty to thirty employees.

Please feel free to reach out to me with any questions.

D'arcy Villneuve
Corporate Facilities Manager
dvillneuve@speedeedelivery.com
W: 320-251-6697 ext 237
C: 320-282-6345