

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. Ana Lee Grone, Revocable Living Trust Hardy Holdings LLC
Name - Property Owner Potential Buyer/Lessee
744 Bent Brook Rd. 600 West Main
Address Address
Saint Louis MO/63122 Jefferson City MO/65102
City State/Zip Phone City State/Zip Phone
Mo 63122 lhardy@hardyholdinggroup.com
Owner Email Address Buyer Email Address

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 6 Township 48N Range 11W Parcel #: 18 101 06 00 016 01

3. Present zoning and actual land use: A-1 - Agricultural
Current actual land use is agricultural

4. Lot/tract size: 36.125 Acres / Sq. Ft. 5. Requested zoning district: M-LP 6. Adjacent zoning R-SP,A-1,R-S,A-R,M-LP, I

7. Proposed use should the request to rezone be approved: (Please be as detailed as possible in describing the proposed use)
Proposed use shall be a contractors yard with a office, shop, pole barn, and wash bay.

8. Reason and justification for the request being submitted: In North East Columbia Area plan. This area is intended to be a Mixed, Small Industrial and Commercial. This proposed use fits in line with the planned future use by being small industrial

9. Approximate size, use and location of any structure(s): Include sketch.
Existing: N/A Proposed: Please see M-LP plan attached

10. Type of wastewater system: Public

11. Date of Concept Review (If no concept review was held, state "None"): 8/12/24

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

- Application FEE of \$385.00 (or current fee)
Review Plan FEE (if applicable) of \$300.00 (or current fee)
Final Plan FEE (if applicable) of \$100.00 (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, all documentation required in Zoning Regulations Section 6.4
Additional Fees will be billed later including: Certified Mailings of \$8.10 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

13. The above information is true and correct to the best of my knowledge.
David Grone 10/26/2024
Owner's Signature (REQUIRED) Date Potential Buyer's/Lessee's Signature Date 10/28/24

14. Representative: (Surveyor, Engineer, Attorney, Etc.)
Matthew Kriete Engineering Survey and Services
Name Business/Company Name
1131 Fay Street 573-449-2646
Address Office Phone Number
Columbia, MO 65201 mkriete@ess-inc.com
City, State, Zip 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 10/28/24 Time: 12:17P
Boone County Planning and Building Inspections



October 28, 2024

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

RE: Permanent Rezoning to M-LP
Route Z Property
Boone County, Missouri

Dear Mr. Yonke:

On behalf of Hardy Holding Group, we are requesting permanent M-LP (Planned Light Industrial) zoning on the property shown in the location map attached. The property is currently zoned A-1 Agricultural. Per Northeast Columbia Area Plan, the future land use for this property is planned to be Mixed Small Industrial and Commercial. This Permanent Rezoning request coincides with this planned future use.

Below is a summary of the property and the proposed zoning:

1. Property Owner Information
Name: Ana Lee Grone, Revocable Living Trust
Address: 744 Brent Brook Rd., St. Louis, MO 63122
Telephone: (314) 610-7116
2. Potential Buyer Information
Name: Hardy Holding LLC
Representative: Lee Hardy
Address: 2601 Bernadette Place, Columbia, MO 65203
Telephone: (573) 447-8070
3. Legal Description: See Attached
4. Size of property to be rezoned: 36.1 acres
5. Requested zoning: Planned Light Industrial (M-LP)
6. Zoning of Adjacent Property:
East: A-R, M-LP
South: REC, A-1
North: R-S, A-1
West: A-2, A-2P
7. Proposal use: Contractor's office and yard

Mr. Yonke

October 28, 2024

Page 2

8. The proposed Allowed Uses for the property are listed below:

1. Office or office building
2. Contractor's buildings and storage yards
3. Lumberyard and building material
4. Automobile repair shop
5. Farm implements, sale and repair
6. Agricultural activity
7. Incidental accessory uses

We have enclosed the following:

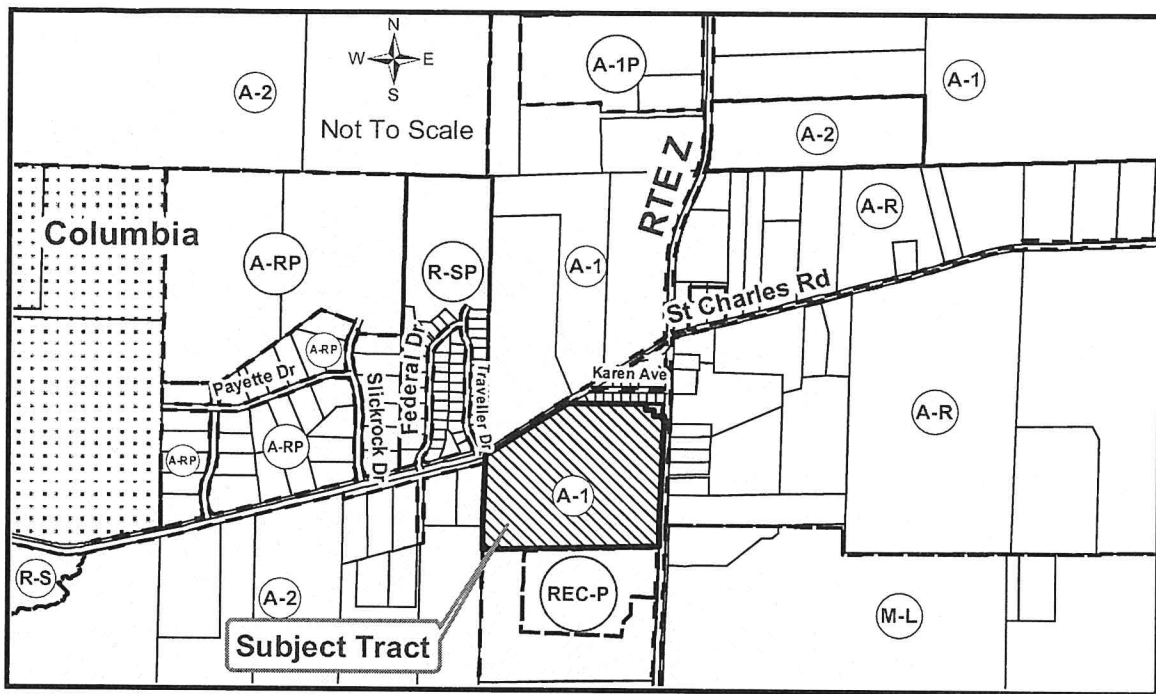
1. 17 copies – MLP Review Plan and Preliminary Plat
2. 1 Vellum – MLP Review Plan and Preliminary Plat
3. Location Map
4. Property Description (signed and sealed) (word version sent via email)
5. Rezoning Application
6. Traffic Generation Report
7. Check for \$685.00
8. Warranty Deed
9. Corporate Good Standing for Applicant
10. Property Owners within 1000 feet
11. Open House invitation delivered to nearby property owners

Please let us know you need anything else to process this request.

Sincerely,



Matthew A. Kriete, P.E.



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, December 19, 2024 and before the Boone County Commission at 7:00 P.M. on Tuesday, January 7, 2025. 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:

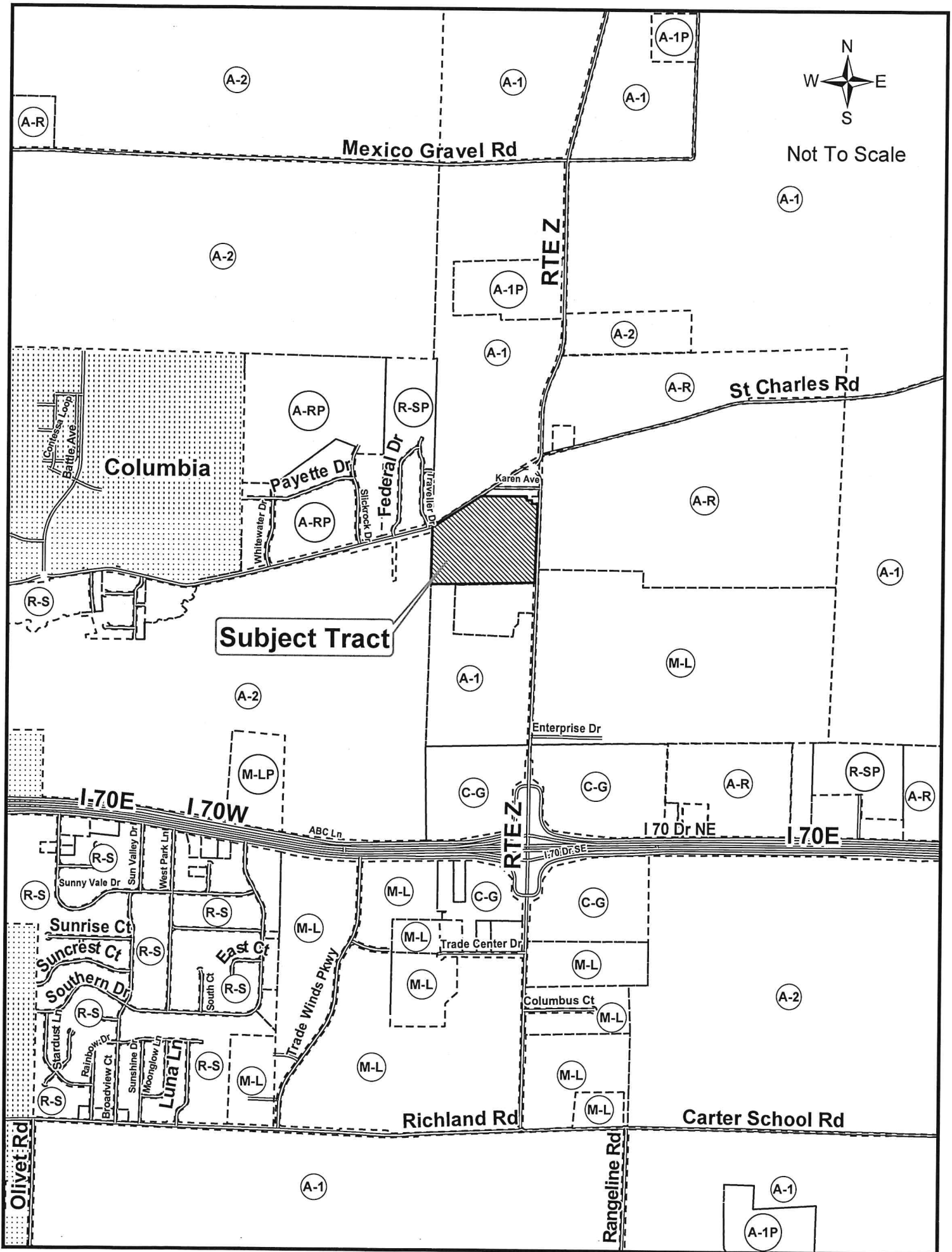
Request by Ana Lee Grone Revocable Living Trust to rezone from Agriculture 1 (A-1) to Planned Light Industrial (M-LP) and to approve a review plan and preliminary plat for Grone Subdivision on 36.12 acres located at 2115 N Rte Z, Columbia.

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



Not To Scale



Subject Tract

Columbia

Mexico Gravel Rd

St Charles Rd

Richland Rd

Carter School Rd

I-70E I-70W

I-70 Dr NE I-70E

Olivet Rd

Rangeline Rd

Sunrise Ct

Suncrest Ct

Southern Dr

Stardust Ln

Rainbow Dr

Broadview Ct

Sunshine Dr

Moonglow Ln

Luna Ln

East Ct

South Ct

Trade Winds Pkwy

Trade Center Dr

Columbus Ct

ABC Ln

I-70 Dr SE

RTE Z

RTE Z

RTE Z

A-R

A-2

A-1

A-1

A-1P

A-2

A-1P

A-1

A-2

A-RP

R-SP

A-RP

A-R

A-R

A-1

R-S

A-2

A-1

M-L

M-LP

C-G

C-G

A-R

R-SP

A-R

I-70E

I-70W

R-S

Sunny Vale Dr

Sun Valley Dr

West Park Ln

R-S

M-L

M-L

C-G

C-G

Sunrise Ct

Suncrest Ct

Southern Dr

Stardust Ln

Rainbow Dr

Broadview Ct

Sunshine Dr

Moonglow Ln

Luna Ln

R-S

R-S

R-S

R-S

R-S

R-S

R-S

R-S

M-L

M-L

M-L

M-L

M-L

M-L

M-L

M-L

M-L

M-L

C-G

C-G

C-G

C-G

C-G

C-G

C-G

C-G

C-G

C-G

C-G

C-G

A-R

R-SP

A-R

A-2

A-1

A-1

A-1P