

# COLUMBIA SPORTSMEN'S CLUB REVIEW PLAN

BEING PART OF THE SOUTH HALF  
OF SECTION 19, TOWNSHIP 50 NORTH, RANGE 12 WEST,  
BOONE COUNTY, MISSOURI

FEBRUARY 24, 2025

### OWNER/DEVELOPER

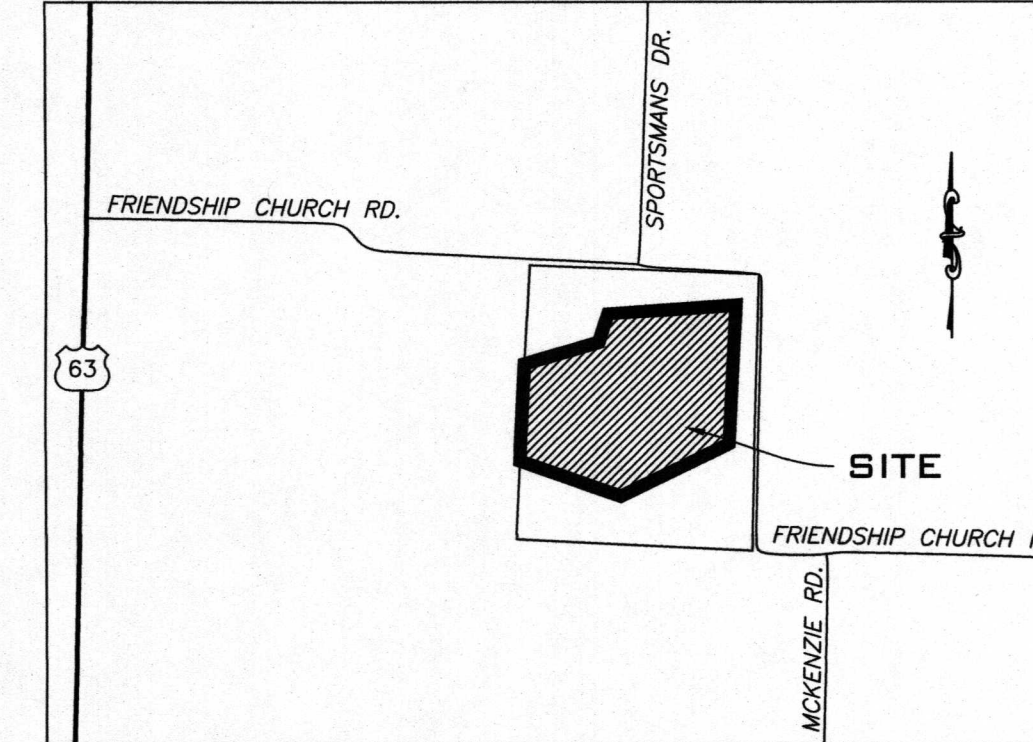
COLUMBIA SPORTSMEN'S CLUB  
13080 N SPORTSMANS DR  
HALLSVILLE, MO 65255  
C/O ZAC MARCH

### SITE DATA

1. WARRANTY DEED RECORDED IN BOOK 387, PAGE 480
2. SIZE OF TRACT = 134.4 AC  
SIZE OF TRACT TO BE REZONED = 80.0 AC
3. CURRENT ZONING IS RECREATIONAL (REC)  
PROPOSED ZONING IS A-2P

### PHASING PLAN

NO PHASING IS PROPOSED.



LOCATION MAP  
NOT TO SCALE

### GENERAL NOTES

1. LAYOUT IS INTENDED TO COMPLY WITH A-2P YARD REQUIREMENTS. YARD SETBACKS ARE AS FOLLOWS:  
A-2P FRONT AND BACK = 50', SIDE = 15'
2. THESE TRACTS ARE SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.
3. MAXIMUM BUILDING HEIGHT IS 35'
4. LOTS SHOWN ARE APPROXIMATE AREAS TO BE USED BY EACH MEMBER. "LOT" NUMBERS ARE SHOWN FOR COUNTING PURPOSES ONLY.
5. NO DISTURBANCE IS PLANNED AT THIS TIME, BUT EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOONE COUNTY STORMWATER ORDINANCE.
6. LOTS MAY HAVE LANDSCAPING PROVIDED. THIS LANDSCAPING SHALL COMPLY WITH THAT OF THE RECORDED COVENANTS AND RESTRICTIONS.
7. THE ONLY PORTION OF THIS TRACT BEING REZONED IS THE 80 ACRE AREA LABELED WITH BEARINGS AND DISTANCES. IT IS BEING REZONED TO A-2P. ALL OTHER PORTIONS OF THE TRACT ARE TO REMAIN REC ZONING.

### ALLOWED USES

- PERMITTED USES:
- AGRICULTURAL ACTIVITY WHICH SHALL INCLUDE GREENHOUSES AND NURSERIES
  - EQUINE BOARDING FACILITY FOR A MAXIMUM OF SIX ANIMALS ON A MINIMUM 10-ACRE TRACT
  - EQUINE RANCH ON A MINIMUM 10-ACRE TRACT
  - FARM DWELLING
  - HOME OCCUPATION
  - FAMILY DAY CARE HOME (MAXIMUM OF SIX CHILDREN) AND GROUP DAY CARE HOME (MAXIMUM OF TEN CHILDREN) PROVIDED THAT THE DAY CARE HOME IS (1) IN COMPLIANCE WITH ALL STATE REGULATIONS AND (2) MEETS ALL THE CRITERIA FOR A HOME OCCUPATION
  - SINGLE FAMILY DWELLINGS, ON A LOT OF RECORD RECORDED PRIOR TO DECEMBER 27, 1973 OR ON A LOT HAVING A MINIMUM AREA OF 10 ACRES.

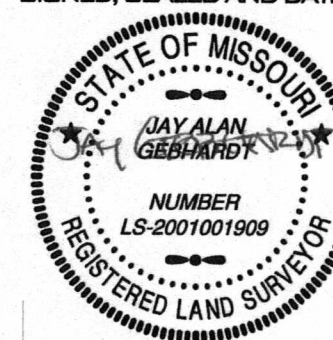
NO CONDITIONAL USES

### PROPOSED DENSITY SUMMARY

DENSITY FOR THE PROPOSED A-2P WILL NOT EXCEED 1 UNIT PER 2.5 ACRES OF TOTAL LOT AREA.  
TOTAL ACREAGE = 80.00  
TOTAL UNITS/MEMBERS = 32  
A-2 DENSITY = 2.50 AC PER UNIT/MEMBER

Received  
FEB 25 2025  
Boone County  
Resource Management

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED



JAY GEBHARDT  
LS-2001001909  
FEBRUARY 24, 2025  
SURVEY AND PLAT BY A CIVIL GROUP  
CORPORATE NO. 2001006115

**A CIVIL GROUP**  
CIVIL ENGINEERING - PLANNING - SURVEYING  
3401 BROADWAY BUSINESS PARK COURT  
SUITE 105  
COLUMBIA, MO 65203  
PH: (573) 817-5750, FAX: (573) 817-1677  
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115

LEGEND	
□	EXISTING STONE
○	EXISTING IRON PIPE OR REBAR
△	EXISTING MoDOT RIGHT-OF-WAY MARKER
MON	EXISTING MONUMENT
MH	EXISTING SANITARY MANHOLE
●	PROPOSED SANITARY MANHOLE
○	EXISTING SANITARY CLEANOUT
●	PROPOSED SANITARY CLEANOUT
FH	EXISTING FIRE HYDRANT
FH	PROPOSED FIRE HYDRANT
⊞	EXISTING ELECTRIC TRANSFORMER
⊞	EXISTING TELEPHONE BOX
PP	EXISTING UTILITY POLE
WV	EXISTING WATER VALVE
2%	PROPOSED STREET GRADE
FM	PROPOSED FORCEMAIN
S	EXISTING SANITARY
S	PROPOSED SANITARY
S	EXISTING STORM SEWER
S	PROPOSED STORM SEWER
---	EXISTING TREE LINE
---	EXISTING CONTOUR
---	CITY OF COLUMBIA CORPORATE LIMITS
---	WATER EDGE

### PROPERTY DESCRIPTION

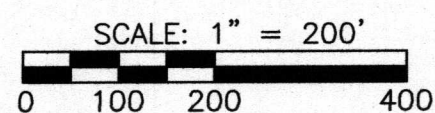
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 50 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI BEING PART OF TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 387, PAGE 480, ALL RECORDS OF BOONE COUNTY, MISSOURI.

### STREAM BUFFER STATEMENT

THE STREAM BUFFER LIMITS SHOWN ON THIS TRACT ARE INTENDED TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 26 OF THE ZONING REGULATIONS OF BOONE COUNTY, MISSOURI. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS SPECIFICALLY APPROVED BY THE DIRECTOR.

### FLOOD PLAIN STATEMENT

A PORTION OF THIS TRACT IS LOCATED IN ZONE A - 1% ANNUAL CHANCE FLOOD HAZARD DETERMINED AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C01550 AND #29019C01600, DATED MARCH 17, 2011.



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MoDOT VRS NETWORK

APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

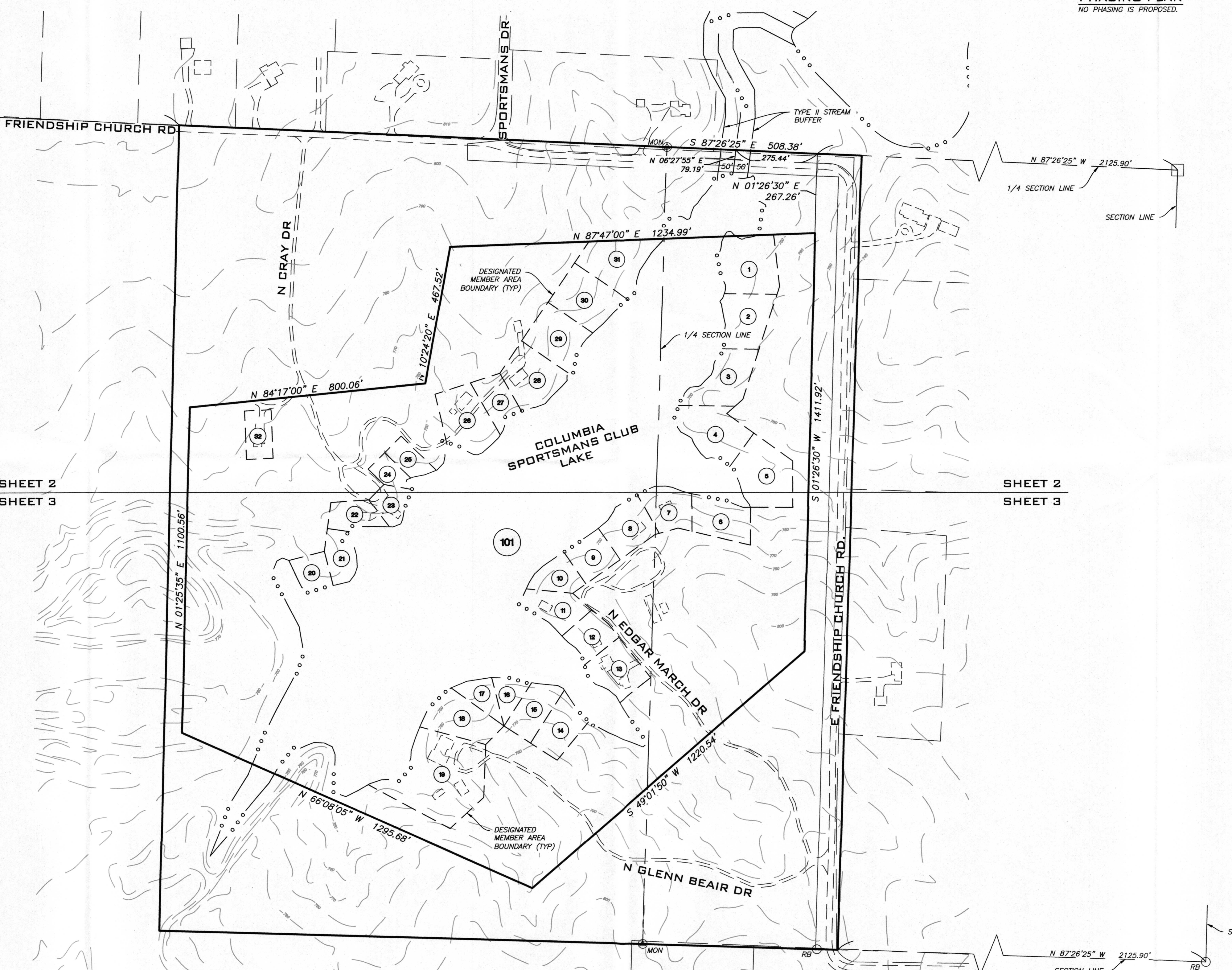
BOYD HARRIS, CHAIRPERSON

RECEIVED AND ACCEPTED BY THE BOONE COUNTY COMMISSION

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

KIP KENDRICK, PRESIDING COMMISSIONER

BRIANNA L. LENNON, COUNTY CLERK



SHEET 2  
SHEET 3

SHEET 2  
SHEET 3