

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. Columbia Sportsmen's Club, Inc.

Name – Property Owner <u>13080 N Sportsmans Dr</u>	Potential Buyer/Lessee
Address <u>Hallsville MO 65255</u>	Address
City <u>ZacMarch@gmail.com</u>	City
State <u>MO</u>	State
Zip <u>65255</u>	Zip
Owner Email Address <u>ZacMarch@gmail.com</u>	Buyer/Lessee Email Address
Phone <u>573-864-0224</u>	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 19 Township 50 Range 12 Parcel #: 07 400 19 00 004 00 01
The Northeast quarter of section 19-50-12 described in WD rec. in BK387 PG 480 of Boone County Records

3. Present zoning and actual land use: Recreational Use

4. Lot/tract size: 80 Acres / Sq. Ft. 5. Requested zoning district: A-2P 6. Adjacent zoning A-2

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”)
See attached Plan

8. Reason and justification for the request being submitted: To make all existing conditions in compliance with County zoning regulations

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

Existing: N/A

Proposed: N/A

10. Type of wastewater system: N/A

11. Date of Concept Review, if known, (If no concept review was held, state “None”): 2/3/24

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

- Application FEE of \$350.00, 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 \$275.00 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 \$6.80 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.

Steve March 2-20-25 Date
Owner’s Signature (REQUIRED) Potential Buyer’s/Lessee’s Signature Date

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

Jay Gebhardt, PE, PLS

Name

3401 Broadway Business Park Ct, Suite 105

Address

Columbia, MO 65203

City, State, Zip

A Civil Group

Business/Company Name

5738175750

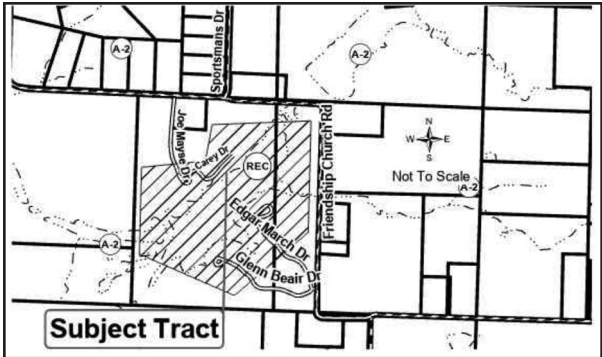
Office Phone Number

jay@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: *Paula Ward* Date 2/24/25
Boone County Planning and Building Inspections



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, March 20, 2025 in Commission Chambers, Roger B. Wilson Boone County Government Center, 801 E. Walnut St., Columbia, MO, and before the Boone County Commission at 7:00 P.M. on Tuesday, April 1, 2025, in Room 301 at 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 Columbia Sportsmen's Club, Inc to rezone from Recreation (REC) to Planned Agriculture 2 (A-2P) on 80 acres located at 1586 E Friendship Church Rd, Columbia.

Boone County Planning & Zoning Commission
Boyd Harris, Chairperson

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

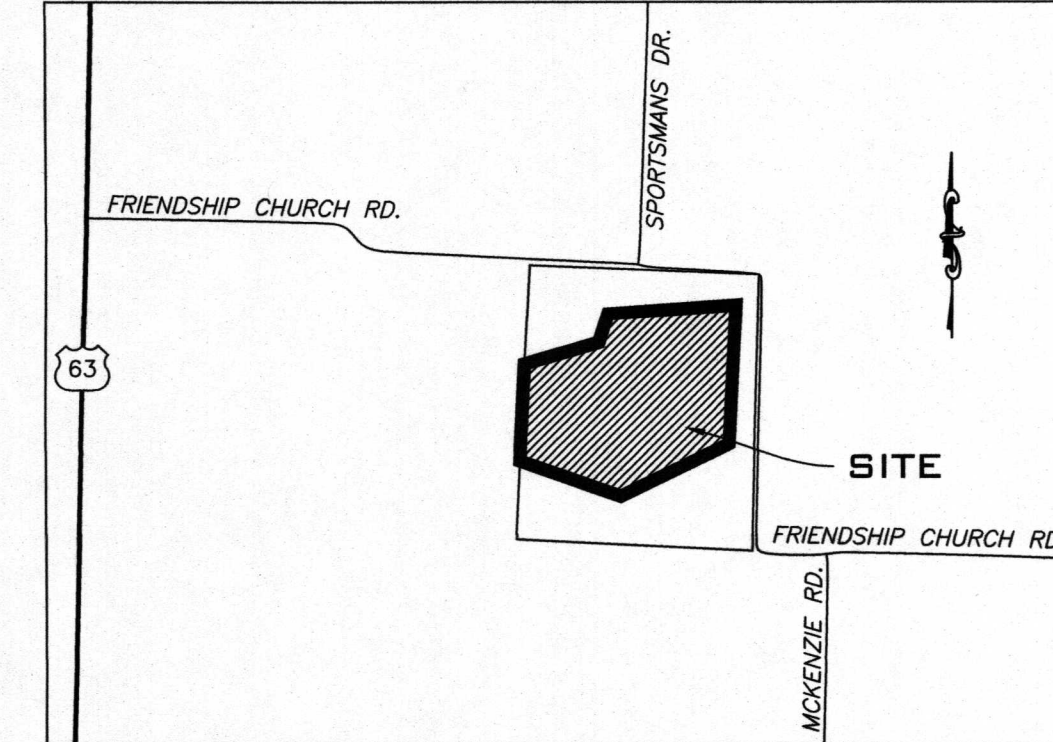
COLUMBIA SPORTSMEN'S CLUB
13080 N SPORTSMANS DR
HALLSVILLE, MO 65255
C/O ZAC MARCH

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.

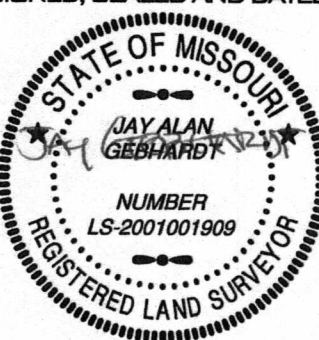
NO CONDITIONAL USES

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

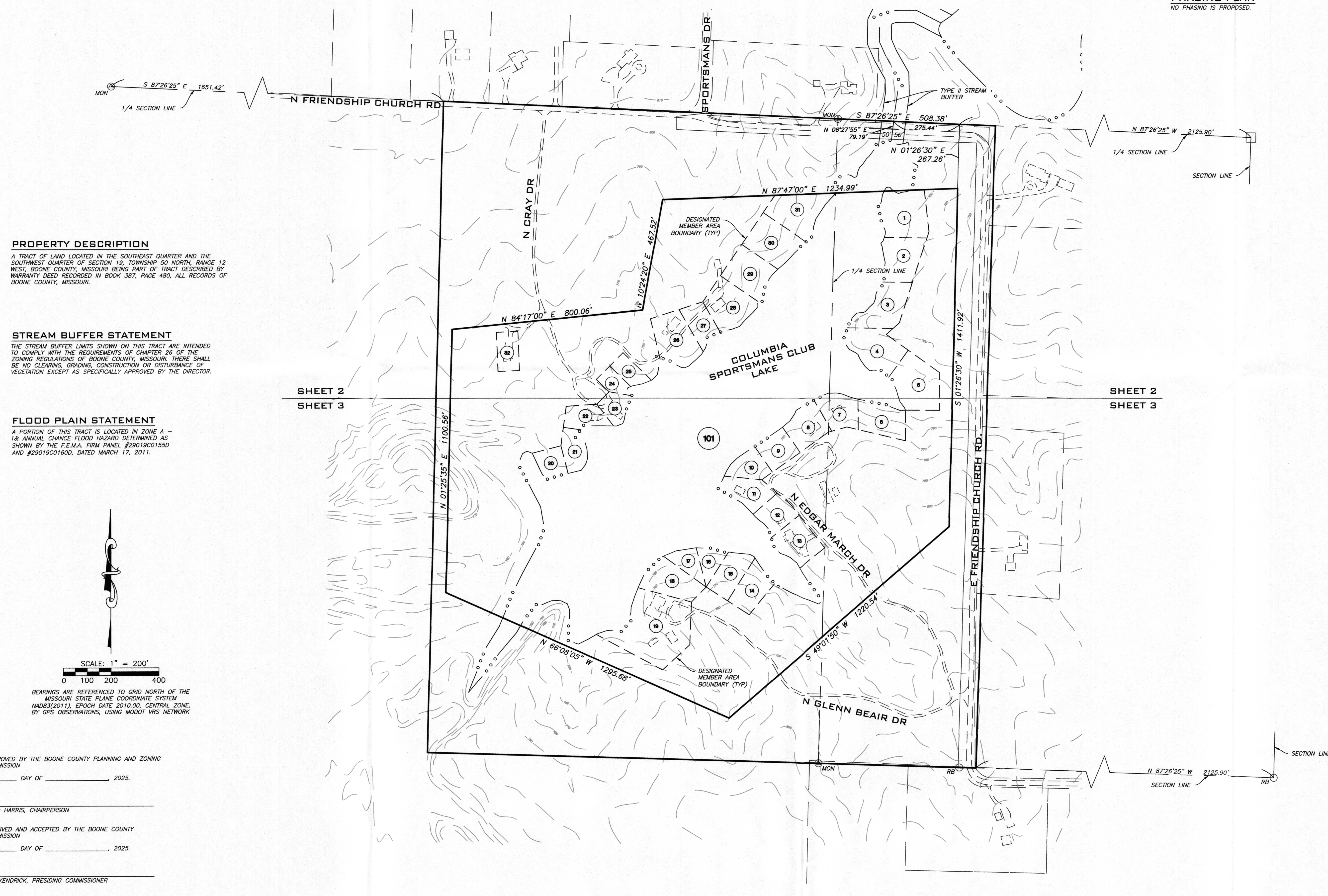
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 50 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI BEING PART OF TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 387, PAGE 480, ALL RECORDS OF BOONE COUNTY, MISSOURI.

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.

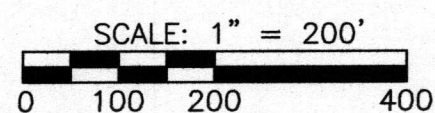
FLOOD PLAIN STATEMENT

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.



SHEET 2
SHEET 3

SHEET 2
SHEET 3



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