

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

<p>1. <u>Fred Overton Development Inc</u> Name – Property Owner</p> <p><u>2712 Chapel Wood View</u> Address</p> <p><u>Columbia MO/65203</u> <u>864-1056</u> City State/Zip Phone</p> <p><u>fwoverton@gmail.com</u> Owner Email Address</p>	<p><u>N/A</u> Potential Buyer/Lessee</p> <p>_____ Address</p> <p>_____ City State/Zip Phone</p> <p>_____ Buyer Email Address</p>
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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 1 Township 48 Range 14 Parcel #: 15 - 302 - 01 - 00 - 007 - 0001
(MAIN 52.6 ACRE parcel)

3. Present zoning and actual land use: R-SP AND C-GP, Vacant portion of Ravenwood

4. Lot/tract size: 52.6 Acres / Sq. Ft. 5. Requested zoning district: R-SP & C-GP 6. Adjacent zoning R-SP, C-GP, A-R

7. Proposed use should the request to rezone be approved: (Please be as detailed as possible in describing the proposed use)
single family subdivision Ravenwood with Phasing Limits Adjustment to add Phase "2B",
and commercial front lots.

8. Reason and justification for the request being submitted: New sewer connection option available to NW part of the property.

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

Existing: none Proposed: future single family homes, and commercial up front

10. Type of wastewater system: Public Gravity

11. Date of Concept Review (If no concept review was held, state "None"): 1/13/25

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

Application FEE of \$395.00 (or current fee)

Review Plan FEE (if applicable) of \$305.00 (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 \$8.50 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.

[Signature] 1-22-25
Owner's Signature (REQUIRED) Date Potential Buyer's/Lessee's Signature Date

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

<p><u>Andy Greene</u> Name</p> <p><u>1000 W. Nifong Blvd. Building 1</u> Address</p> <p><u>Columbia, MO, 65203</u> City, State, Zip</p>	<p><u>Crockett Engineering</u> Business/Company Name</p> <p><u>573-447-0292</u> Office Phone Number</p> <p><u>agreene@crockettengineering.com</u> Email Address</p>
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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: 1/27/25 Time: _____
Boone County Planning and Building Inspections

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

<p>1. Fred Overton Development Inc Name – Property Owner 2712 Chapel Wood View Address Columbia MO/65203 864-1056 City State/Zip Phone fwoverton@gmail.com Owner Email Address</p>	<p>N/A Potential Buyer/Lessee Address City State/Zip Phone Buyer Email Address</p>
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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 1 Township 48 Range 14 Parcel #: 15 - 302 - 01 - 00 - 007 - 0101
 (NW 4.7 acre parcel)

3. Present zoning and actual land use: R-SP, Vacant portion of Ravenwood

4. Lot/tract size: 4.7 Acres / Sq. Ft. 5. Requested zoning district: R-SP 6. Adjacent zoning R-SP, R-M, R-S, C-N

7. Proposed use should the request to rezone be approved: (Please be as detailed as possible in describing the proposed use)
single family subdivision Ravenwood with Phasing Limits Adjustment to add Phase "2B".

8. Reason and justification for the request being submitted: New sewer connection option available to NW part of the property.

9. Approximate size, use and location of any structure(s): Include sketch.
 Existing: none Proposed: future single family homes

10. Type of wastewater system: Public Gravity

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

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- Review Plan FEE (if applicable) of \$305.00 (or current fee)
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- 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.

Paul Carter 1-22-25
 Owner's Signature (REQUIRED) Date Potential Buyer's/Lessee's Signature Date

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

Andy Greene
 Name
1000 W. Nifong Blvd. Building 1
 Address
Columbia, MO, 65203
 City, State, Zip

Crockett Engineering
 Business/Company Name
573-447-0292
 Office Phone Number
agreene@crockettengineering.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: Mark Adams Date 1/27/25 Time: _____
 Boone County Planning and Building Inspections



January 27, 2025

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

**RE: Revised Preliminary Plat and Review Plan Submittal
Ravenwood
Update Phasing, Add Phase "2B"
Highway 40 and Rollingwood Blvd.**

Mr. Florea:

On behalf of my client, I would like to take this opportunity to submit a revised Preliminary Plat and Review Plan for Ravenwood. This revision adjusts the phasing to add a phase "2B" in the northwest portion of the site.

Ravenwood is an R-SP and C-GP subdivision partially constructed near Highway 40 and Rollingwood Blvd. Phase 1 and 2 have been completed which total 62 lots. These lots access the subdivision from Rollingwood Blvd.

The original phasing line between 2 and 3 was generally the limits of the project that could be sewerred via gravity.

Phase "2B" will contain 10 lots; these 10 lots have been taken from Phase 3. The reason these 10 lots are able to be added to a new Phase 2B is the new availability of sewer. BCRSD removed the Rollingwood treatment plant and replaced it with a pump station and force main to existing gravity sewer. Gravity sewer can be extended from Ravenwood's NW corner to that existing sewer to serve these Phase 2B lots. We have already worked with BCRSD and making the connection is possible without concern to the existing sewer.

Phase 3 will still contain the turn lane improvements to Highway 40. Although there are improvements to be made at the time of Phase 3, the development still has phase 4, 5 & 6 with around 70 lots, so there is no realistic risk of not proceeding with phase 3

because that is the gateway to 4, 5 & 6. The developer and his banker are the ones with this responsibility. Also, with the new city sewer extension to Midway, the sewer pump station needed for phase 3 may not be needed after all.

Boone County Fire supports this request to add Phase 2B. There are 2 entries into what is already built (Phase 1 and 2) at Ravenwood as well as Rollingwood Blvd. and Trails W Ave. which has 2 connections to Highway 40.

Items included are:

- 2 rezoning applications for the 2 parcels
- One fee for rezoning (395), review plan (305), prelim plat (190)
 - Total = \$890
- 17 full size versions of the review plan / preliminary plat (1 original)
- List of property owners within 1000'
- Current deed

Should you have any questions, please feel free to contact me.

Sincerely,

Crockett Engineering Consultants, LLC

A handwritten signature in black ink, appearing to read "Andy Greene". The signature is fluid and cursive, with a large initial "A" and "G".

Andy Greene, PE

agreene@crockettengineering.com

FEB 3 25 4:23PM

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd, Bldg. 1
Columbia, Missouri 65203
(573) 447-0292

February 3, 2025

Uriah Mach
Planner
Boone County Resource Management
801 E. Walnut St., Rm 315
Columbia, MO 65201

RE: Ravenwood Review Plan and Preliminary Plat
Request to Withdrawal and Resubmit

Mr. Mach:

Upon an initial incorrect submittal, please accept this letter as a withdrawal from the January 27 submittal deadline for this case.

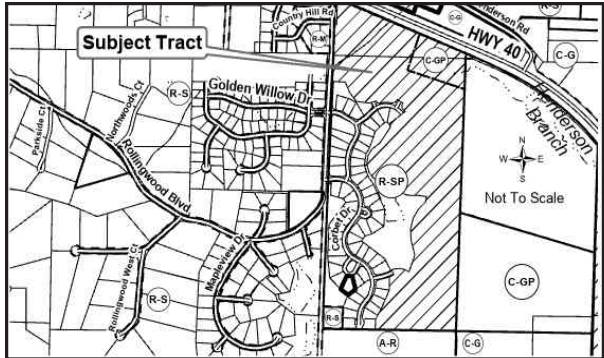
We intend to submit again on February 24 with an application that removes Plat 1 and 2 that have already been completed.

We also intend to utilize the prior submitted fees, so please keep record of that.

Sincerely,
Crockett Engineering Consultants, LLC



Andy Greene, PE



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 Fred Overton Development Inc to rezone to Planned Single-Family Residential (R-SP) and Planned General Commercial (C-GP) and to approve a Revised Review Plan and Preliminary Plat for Ravenwood on 57.3 acres located at 1948 N Booker Dr, Columbia.

Boone County Planning & Zoning Commission
Boyd Harris, Chairperson

