

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. West Creek Properties LLC
 Name – Property Owner _____ Potential Buyer/Lessee _____
4964 Bethel St _____ Address _____
 Address _____ Address _____
Columbia MO/65203 _____ 573-808-3783 _____
 City State/Zip Phone _____ City State/Zip Phone _____
dhowser@trbusa.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 10 Township 47 Range 13 Parcel #: 20 - 216 - 10 - 06 - 076 - 00
Lot C-1 New Town Subdivision - Final Plat Block 5

3. Present zoning and actual land use: R-DP (vacant)

4. Lot/tract size: 1.52 Acres / Sq. Ft. 5. Requested zoning district: R-DP 6. Adjacent zoning A-RP

7. Proposed use should the request to rezone be approved: (Please be as detailed as possible in describing the proposed use)
Single-Family Attached Dwellings

8. Reason and justification for the request being submitted: To allow for zero lot line dwellings, up to 12 units

9. Approximate size, use and location of any structure(s): Include sketch.
 Existing: None Proposed: 12 Single-Family Attached Units

10. Type of wastewater system: Public Sanitary Sewer

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

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] West Creek Properties, LLC
 Owner's Signature (REQUIRED) _____ Date 1/27/25 _____
 Potential Buyer's/Lessee's Signature _____ Date _____

14. Representative: (Surveyor, Engineer, Attorney, Etc.)
Brent Brown A Civil Group
 Name _____ Business/Company Name _____
3401 Broadway Business Park Ct, Suite 105 _____
 Address _____ Office Phone Number _____
Columbia, MO 65203 _____
 City, State, Zip _____ Email Address Brent@ACivilGroup.com

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: 3:13 PM
 Boone County Planning and Building Inspections

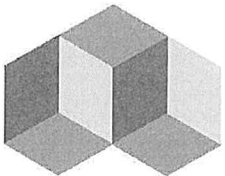

Rezoning Lot C-1 New Town Subdivision – Final Plat Block 5

January 27, 2025

Proposed R-DP

A Tract of land located in the Southeast Quarter (SE 1/4) of Section 10, Township 47 North, Range 13 West, Boone County, Missouri, said tract being all of Lot C-1 New Town Subdivision – Final Plat Block 5 as recorded in Plat Book 34, Page 45, Records of Boone County, Missouri.

Subject to the covenants, conditions, easements, and restrictions of record.

	<p>A CIVIL GROUP, LLC 3401 Broadway Business Park Ct. Suite 105 Columbia, Missouri 65203 (573) 817-5750</p>	<p>Jay Gebhardt Professional Land Surveyor LS-2001001909 Job #: HOWS25.02</p>	
Missouri Professional Land Surveying Certificate of Authority: 2001006115			
Project Name/Description: Lot C-1 New Town Subdivision Location: Coneflower Ave, Boone County, MO			Date: 01-27-25



Boone County Resource Management

ROGER B. WILSON BOONE COUNTY GOVERNMENT CENTER
801 E. WALNUT ROOM 315 COLUMBIA, MO 65201-
(573) 886-4330 FAX (573) 886-4340

BILL FLOREA, DIRECTOR

PLANNING - INSPECTIONS - ENGINEERING



APPLICATION TO BE PLACED ON NEXT AGENDA FOR ITEMS PREVIOUSLY SUBMITTED

MUST BE RECEIVED BY RESOURCE MANAGEMENT BY INITIAL SUBMISSION DEADLINE

NAME OF ITEM: Lot C1 Newtown Subdivision
SUBDIVISION OR ITEM NAME

TYPE OF ITEM (CHECK ALL THAT APPLY):

Rezoning Conditional Use Permit Plat Review Plan Final Plan

OWNER(S) NAME: West Creek Properties, LLC

OWNER ADDRESS: 4964 Bethel St, Columbia, MO 65203

SURVEYOR: Jay Gebhardt COMPANY: A Civil Group

CONTACT: Brent Brown PHONE: 573-817-5750

CONTACT EMAIL: Brent@acivilgroup.com

DATE PREVIOUSLY SUBMITTED: January 27, 2025

PROPERTY INFORMATION:

PARCEL NUMBER: 20 216 10 06 076 00

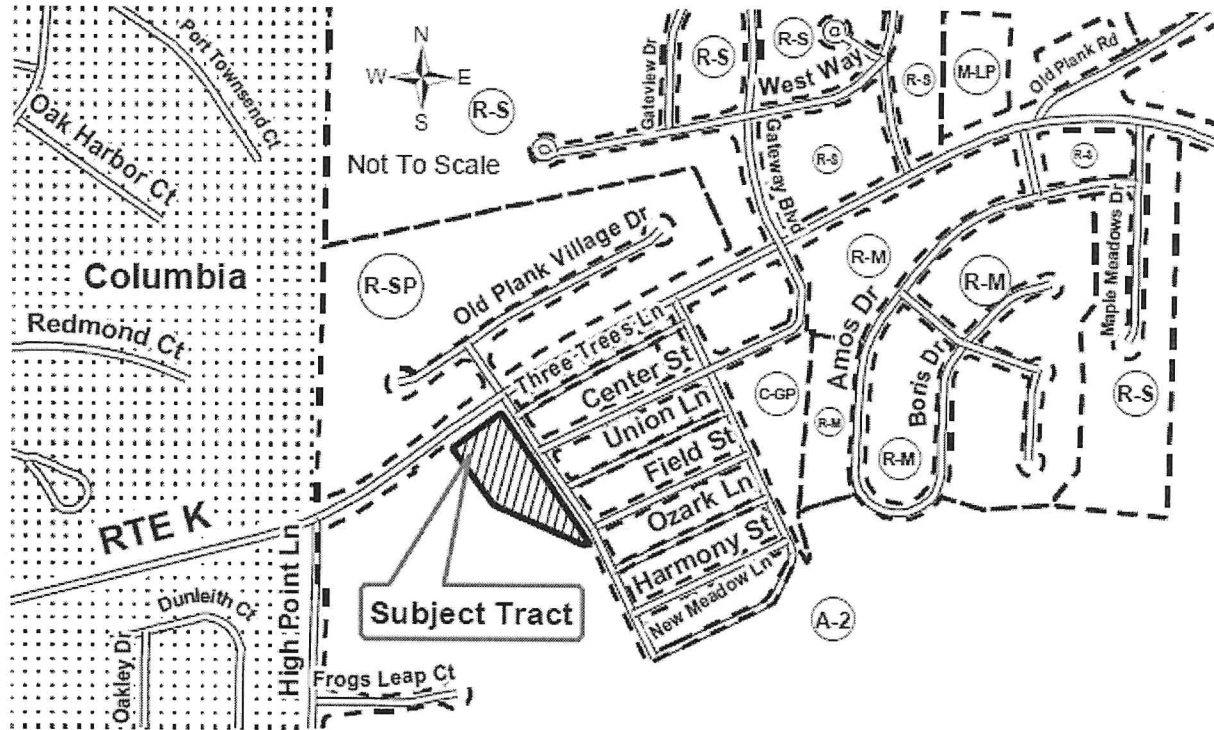
ADDITIONAL PARCEL NUMBER: _____
(Attach separate page for additional parcel numbers)

SECTION: 10 TOWNSHIP: 47 RANGE: 13

REQUEST TO BE PLACED ON MONTH: April YEAR: 2025 AGENDA

RECEIVED BY: _____
RESOURCE MANAGEMENT OFFICIAL

DATE: _____



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, April 17, 2025 and before the Boone County Commission at 7:00 P.M. on Tuesday, April 29, 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 West Creek Properties LLC to rezone to Planned Two-Family Residential (R-DP) and to approve a Revised Review Plan and Preliminary Plat for Lot C-1 Newtown Subdivision on 1.51 acres located at 6850 S Coneflower Ave, Columbia.

Questions regarding the above request may be directed to the Boone County Resource Management office at 886-4330.

Boone County Planning & Zoning Commission
Boyd Harris, Chairperson