

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. <u>D & D Investments of Columbia LLC</u> Name – Property Owner <u>602 Geld St.</u> Address <u>Jefferson City MO/65109</u> <u>573-999-3993</u> City State/Zip Phone <u>Dan.Burks@nspmo.com</u> Owner Email Address	N/A Potential Buyer/Lessee Address City State/Zip Phone Buyer Email Address
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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 6 Township 48N Range 11W Parcel #: 18 - 101 - 06 - 00 - 014 0101
 & 18-101-06-00-014.00 01 & 18-101-06-00-013.00 01, see deeds

3. Present zoning and actual land use: A-1, undeveloped

4. Lot/tract size: 61.04 Acres / Sq. Ft. 5. Requested zoning district: R-SP & C-GP 6. Adjacent zoning R-SP, A-1P

7. Proposed use should the request to rezone be approved: (Please be as detailed as possible in describing the proposed use)
residential subdivision called "Willow Creek East", and a commercial C-GP lot on the SE corner.

8. Reason and justification for the request being submitted: to develop a residential subdivision w/ a commercial lot

9. Approximate size, use and location of any structure(s): Include sketch.
 Existing: N/A Proposed: new home sizes on lots will vary, C-GP TBD

10. Type of wastewater system: public gravity

11. Date of Concept Review (If no concept review was held, state "None"): 8/19/2024

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] 5/16/25
 Owner's Signature (REQUIRED) Date Potential Buyer's/Lessee's Signature Date

14. Representative: (Surveyor, Engineer, Attorney, Etc.)
Andy Greene, PE Crockett Engineering
 Name Business/Company Name
1000 W. Nifong Blvd 573-447-0292
 Address Office Phone Number
Columbia, MO, 65203 agreene@crockettengineering.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 5/19/25 Time: 12:03P
 Boone County Planning and Building Inspections

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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 48N Range 12W Parcel #: 17 - 302 - 01 - 00 - 001 - 0101
 See Deed

3. Present zoning and actual land use: R-SP, undeveloped north half of Planned Development "North Battle Ground"

4. Lot/tract size: 17.72 Acres / Sq. Ft. 5. Requested zoning district: R-SP 6. Adjacent zoning A-1, R-SP, A-RP, A-2

7. Proposed use should the request to rezone be approved: (Please be as detailed as possible in describing the proposed use)
residential subdivision called "Willow Creek East"

8. Reason and justification for the request being submitted: Reconfigure preliminary plat to align with new design.

9. Approximate size, use and location of any structure(s): Include sketch.
 Existing: N/A Proposed: new home sizes on lots will vary

10. Type of wastewater system: public gravity

11. Date of Concept Review (If no concept review was held, state "None"): 8/19/2024

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

Application FEE of \$395.00 (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.

[Signature] 5/16/25 _____ _____
 Owner's Signature (REQUIRED) Date Potential Buyer's/Lessee's Signature Date

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

<u>Andy Greene, PE</u> Name <u>1000 W. Nifong Blvd</u> Address <u>Columbia, MO, 65203</u> City, State, Zip	<u>Crockett Engineering</u> Business/Company Name <u>573-447-0292</u> Office Phone Number <u>agreene@crockettengineering.com</u> Email Address
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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: 5/19/25 Time: 12:03P
 Boone County Planning and Building Inspections



May 16, 2025

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

**RE: Preliminary Plat and Review Plan Submittal
Willow Creek East - Residential Subdivision W/ Commercial Lot
Northwest of St. Charles Road & Route Z**

Mr. Florea:

On behalf of my client, I would like to take this opportunity to submit the preliminary plat and review plan for Willow Creek East located northwest of Route Z and St. Charles Road. This development includes the north half of the old North Battleground development as well as 3 undeveloped tracts to the east.

Willow Creek East is composed of 4 parcels:

- Undeveloped north half of "North Battleground" - 17-302-01-00-001.01 01
- Undeveloped Tract - 18-101-06-00-014.01 01
- Undeveloped Tract - 18-101-06-00-014.00 01
- Undeveloped Tract - 18-101-06-00-013.00 01

This project will be within Boone County jurisdiction but will be subject to an annexation agreement to connect to City sewer, which is scheduled to be approved by The City of Columbia on 5/19/2025.

In total, these parcels contain about 80.2 acres. The north half of North Battleground is zoned R-SP in the County and the 3 undeveloped tracts are zoned A-1 in the County. My client desires to develop this property into a mixed-use development with typical single family lots, "cottage" single family lot, single family attached, & a C-GP commercial corner at the roundabout of Z and St. Charles.

The undeveloped north half of "North Battleground" is being revised and incorporated into this Willow Creek East Plan to align with the location of the collector road along

the north side of this development. We are requesting to rezone these properties to R-SP and C-GP, along with the appropriate preliminary plat and review zoning plan (plan).

The lots designated "cottage" on the preliminary plat/review plan will feature a smaller lot area, as described on the plan.

This project is within the Northeast Area Transportation Plan, which typically requires a fee be paid at the time of final platting of a new residential lot to address impacts to the road system within the area. This project will be building a collector road, Mosby, which we propose shall satisfy the requirements of the Northeast Area Transportation Plan, and no additional fee at platting shall be required.

As previously mentioned, to the west of this development is North Battleground, an R-SP development currently under construction. To the north, south and east, the properties are generally undeveloped and are zoned A-1. To the direct southeast exists a small R-S development at the corner of St. Charles & Route Z. We feel this requested development is appropriate for the area based on existing surrounding zonings and the future land use maps.

Documents included with this submittal are:

- 2 rezoning applications
 - 1 for the land already zoned R-SP (north half of North Battleground)
 - 1 for the remaining land currently zoned A-1
- Legal descriptions corresponding to the requested zonings of R-SP and C-GP
- \$395 app fee, \$305 review plan fee, & \$190 prelim plat fee (\$890 total)
- 17 copies of the Preliminary Plat/Review Plan
- Copy of 4 deeds for the 4 parcels
- List of property owners within 1,000 feet

Please process this request and let me know if you need anything else.

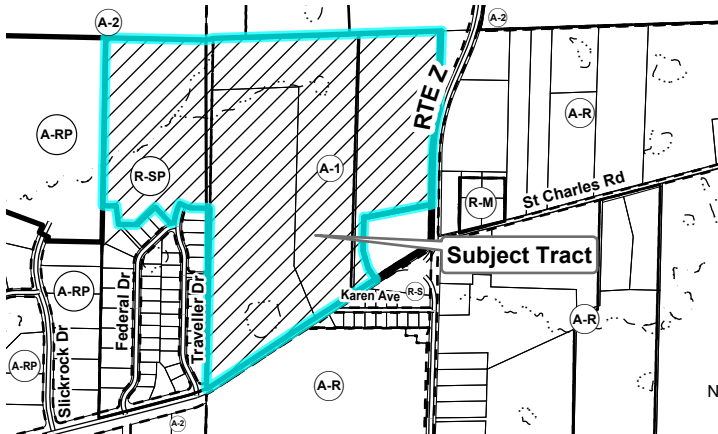
Sincerely,

Crockett Engineering Consultants, LLC



Andy Greene, PE

agreene@crockettengineering.com



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W E
S
Not To Scale