

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>Larry D. Douglas Trust & Ruth Ann Douglas Trust</u> Name - Property Owner</p> <p><u>P.O. Box 25</u> Address</p> <p><u>Hallsville MO 65255</u> City State Zip</p> <p><u>[REDACTED]</u> City State Zip</p> <p>Owner Email Address _____ Phone _____</p>	<p><u>N/A</u> Potential Buyer/Lessee</p> <p>Address _____</p> <p>City State Zip _____</p> <p>Buyer/Lessee Email Address _____ Phone _____</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 17 Township 50N Range 12W Parcel #: 07 400 17 00 008 0101
See attached description (2 tracts/3 parcels affected in 2 sections)

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

4. Lot/tract size: 45.92 Acres / Sq. Ft. 5. Requested zoning district: A-2 6. Adjacent zoning A-2, A-2P, A-1

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")

Large tract single family residential

8. Reason and justification for the request being submitted: To allow for lot sizes under 10 acres adjacent to the roadway

9. Approximate size, use and location of any structure(s): Include sketch.
Existing: 4 small ag outbuildings & silos Proposed: 6 single family residences

10. Type of wastewater system: On-site

11. Date of Concept Review, if known, (If no concept review was held, state "None"): Informal w/ Thad 2/11/26

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

- Application FEE of \$405.00, 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 \$310.00 in addition to the \$405 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 \$9.80 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.

<p><u>Larry D. Douglas</u> <u>2/20/26</u> Owner's Signature (REQUIRED) Date</p> <p><u>Ruth Ann Douglas</u> <u>2/20/26</u> Representative: (Surveyor, Engineer, Attorney, Etc.)</p>	<p>_____ Potential Buyer's/Lessee's Signature Date</p>
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Christina Luebbert, P.E.
Name
409 Vandiver Dr., Bldg. 4, #102
Address
Columbia, MO 65202
City, State, Zip

Luebbert Engineering
Business/Company Name
[REDACTED]
Office Phone Number
[REDACTED]
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.

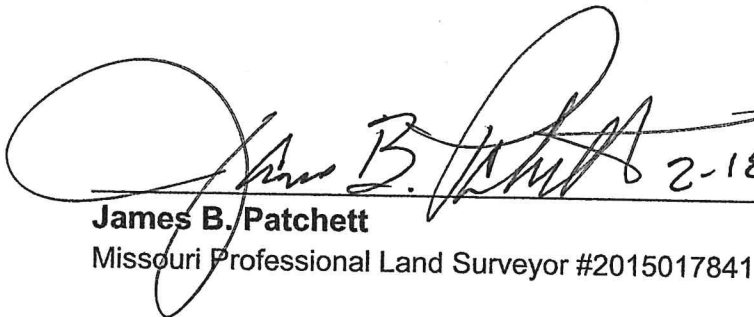
Received by: Andrew Perreux Date 2/23/2026
Boone County Planning and Building Inspections

Description for rezoning:

A tract of land in the west half of the Southeast Quarter of Section 16, Township 50 North, Range 12 West, and in the east half of Section 17, Township 50 North, Range 12 West in Boone County, Missouri. Said tract being described by a Trustee's Deed in Book 4138, Page 11, and a portion of the parcel described by a General Warranty Deed in Book 3401, Page 107, said tract also is shown as all of Tract #3 of a survey in Book 3400, Page 105, and a portion of Tract #5 of said survey recorded in Book 3400, Page 105, all of the Boone County Records. Said tract is more particularly described as follows:

Beginning and the northwest corner of said Tract #3 of survey in Book 3400, Page 105; thence along the west line thereof, S 02°04'50"W, 930.93 feet to the southwest corner of said Tract #3; thence along the south line thereof and extended, S 88°16'30"E, 2704.80 feet to a point on the east line of Tract #5 of said survey in Book 3400, Page 105; thence N 03°16'50"E, 303.76 feet to the northeast corner of said Tract #5; thence along the north line of said Tract #5 and extended, N 82°48'20"W, 865.36 feet to the southwest corner of Lot 1A of a survey recorded in Book 3842, Page 14 of the Boone County Records; thence along the east line of Tract #3 of survey in Book 3400, Page 105 and the west line of Tract 1A of survey in Book 3842, Page 14, N 04°33'55"W, 547.70 feet to the northeast corner of said Tract #3 and the northwest corner of said Tract 1A and the southerly right of way of Highway 124; thence along said southerly right of way, N 88°15'50"W, 1785.85 feet to the point of beginning and containing 45.92 acres.

Tract is subject to easements and restrictions of record.

 2-18-26
James B. Patchett
Missouri Professional Land Surveyor #2015017841



Patchett Land Surveying Company, LLC
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Missouri Certificate of Authority #2020017510