

REQUEST FOR CONDITIONAL USE PERMIT

COMPLETE ALL FIELDS AND ATTACH CHECKLIST – PLEASE PRINT LEGIBLY

\$255 NON-REFUNDABLE APPLICATION FEE + COSTS

* 1.	<u>Hemme Construction LLC</u>	<u>Rep. - Andy Greene, Crockett Engineering</u>
	Print Name (Property Owner)	Print Name (Potential Buyer/Lessee/Representative)
	<u>[REDACTED]</u>	<u>[REDACTED]</u>
	Address	Address
	<u>Columbia, MO 65203</u>	<u>Columbia, MO 65203</u>
	City - State - Zip	City - State - Zip
	<u>[REDACTED]</u>	<u>[REDACTED]</u>
	PHONE	PHONE
	<u>[REDACTED]</u>	<u>[REDACTED]</u>
	EMAIL ADDRESS	EMAIL ADDRESS

* 2. LEGAL DESCRIPTION of land for which Conditional Use Permit application is made, including Section, Township and Range. Please attach copy of the current ownership deed and, if available, a survey.
See Deed - Tract 3 and the east 20 acres of Tract 2, except Copper Creek, except Cedars Plat 1

PARCEL NUMBER(S): 17-302-01-00-001.0701 S-T-R: 1 / 48 / 12

* 3. Present zoning A-RP Current land use Zoned for subdivision, vacant

* 4. Lot/tract size 14.89, 0.5 for pool lot Acres/Sq. Ft. 5. Adjacent Zoning A-RP

* 6. Classification and proposed use for conditional use: (Please be as detailed as possible in describing the proposed use. Attach additional page(s) if necessary)
PRIVATELY OPERATED OUTDOOR RECREATIONAL FACILITY (NEIGHBORHOOD POOL) ON LOT 36,
TO INCLUDE PARKING LOT AND BATHROOM BUILDING

* 7. Reason and justification for the request being submitted: (Attach additional page(s) if necessary)
add neighborhood pool to allowed uses for one lot

* 8. Approximate size, use and location of all structures:
Existing: n/a
Proposed: small bathroom building, pool, & small parking lot. See A-RP Plan.

* 9. Type of wastewater system: Public Gravity

10. Additional fees to be paid by: Crockett Engineering [REDACTED]

Name	Address	Phone Number
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The above information is true and correct to the best of my knowledge. I have completed and submitted the required checklist and I understand that if I have not submitted the required documentation by the specified deadline this application will be invalidated and I may be required to re-apply.

<u>Jeff Hemme</u>	<u>8.11.26</u>		
Owner's Signature	Date	Potential Buyer's/Lessee's Signature	Date

NOTE: Please attach any additional documentation, sketches, permits, names and addresses as required as minimum information. Failure to provide any of the required material(s) will result in the invalidation of this application.

Received by <u>Paula Cwano</u>	Date <u>8/24/26</u>
Boone County Resource Management	<u>10:50 A.</u>



Columbia, Missouri 65203

August 24, 2026

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

**RE: The Cedars PRD
CUP for Pool, Preliminary Plat and Review Plan Submittal**

Director:

On behalf of my client, I would like to take this opportunity to submit a conditional use permit (CUP) application for a neighborhood pool, a renewed preliminary plat and review plan for The Cedars PRD.

The CUP will be for a privately operated outdoor recreational facility (neighborhood pool) on Lot 36 of the undeveloped part of this subdivision. This CUP shall cover the pool, bathroom building, parking lot and other incidental features to support a private neighborhood pool. This is a conditional use on A-R(P) zoning.

To accompany this CUP, a renewed Review Plan and Preliminary Plat is also being submitted. This document covers the undeveloped portions of The Cedars and excludes the already developed Phase 1 lots on the east. No changes, other than adding the pool on one lot, are proposed from the original.

Adjacent land uses are a City park to the west, residential subdivision to the south, planned future residential to the east and undeveloped to the north.

Public sewer and water are onsite and available to serve the project.

We request the conditional use permit for the pool be valid in perpetuity to allow the developer to construct this pool at the end of the development of the whole project, which could be several years.

A couple of initial responses to items mentioned during the concept review:

1. Is this to be owned and maintained by the HOA?
 - a. Yes, and HOA documents are already prepared to cover this.
2. Lighting of pool/parking

- a. Since this pool is surrounded by homes on all sides, we request lighting of the parking lot to be optional. If lighting is installed, it will be shielded from adjacent properties.
3. Security features to keep this a private pool for this neighborhood only
 - a. The entry gate to the pool will be locked with a manual combination lock at a minimum.
4. Sidewalks along roads
 - a. Will be built on the other side of the roads at this intersection as shown by the zoning plan.
5. Bathrooms likely needed due to health code(s)
 - a. A small bathroom building will be provided next to the pool as shown on the plan.
6. Parking
 - a. 10 spaces are listed in the parking regulations for a recreational facility. 11 spaces are shown on the plan and shall be adequate for this size facility and neighborhood.

Documents included with this submittal are:

- Rezoning Applications
 - One for west tract
 - One for east tract
- CUP Application
- Legal description
- \$255 CUP fee, \$405 rezoning fee, \$310 review plan fee, & \$195 prelim plat fee
 - (\$1,165 total)
- 17 copies of the Preliminary Plat/Review Plan
- Copy of deed for the parcel tracts
- 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

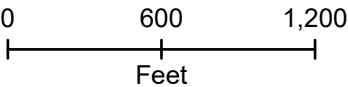


Parcel Properties within 1,000 ft

Selection for Parcel 17-302-01-00-001.07 01



- Roads
- Selected Parcel
- Parcels within 1,000ft
- Parcel Boundaries



Date: 9/28/2026

Parcel Data Source
Boone County Assessor

Created By:
Boone County
Resource Management

