

Date 8/24/26
10:50 A

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. Hemme Construction LLC N/A
Name – Property Owner Potential Buyer/Lessee
[REDACTED]
Address Address
Columbia MO 65203
City State Zip
[REDACTED] [REDACTED]
Owner Email Address Phone Buyer/Lessee Email Address Phone

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 12 Parcel #: 17 302 01 00 001 0001
See Deed - Tract 1 and the west 20 acres of Tract 2, except Copper Creek

3. Present zoning and actual land use: A-RP zoned for subdivision, land use vacant

4. Lot/tract size: 36.3 Acres / Sq. Ft. 5. Requested zoning district: A-RP 6. Adjacent zoning ^{A-2, A-RP, R-SP, R-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")

Subdivision into a residential development with 0.5 acre (minimum) single family lots. One lot for private neighborhood pool.

8. Reason and justification for the request being submitted: add neighborhood pool to allowed uses

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

Existing: N/A Proposed: Homes vary, small pool with parking and bathrooms

10. Type of wastewater system: public gravity

11. Date of Concept Review, if known, (If no concept review was held, state "None"): 7/16/26

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.

Jeff Hemme 8.11.26
Owner's Signature (REQUIRED) Date

Potential Buyer's/Lessee's Signature Date

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

Andy Greene, Engineer
Name
[REDACTED]
Address
Columbia, MO 65203
City, State, Zip

Crockett Engineering Consultants

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: Boone County Planning and Building Inspections Date



[REDACTED]
Columbia, Missouri 65203
[REDACTED]

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

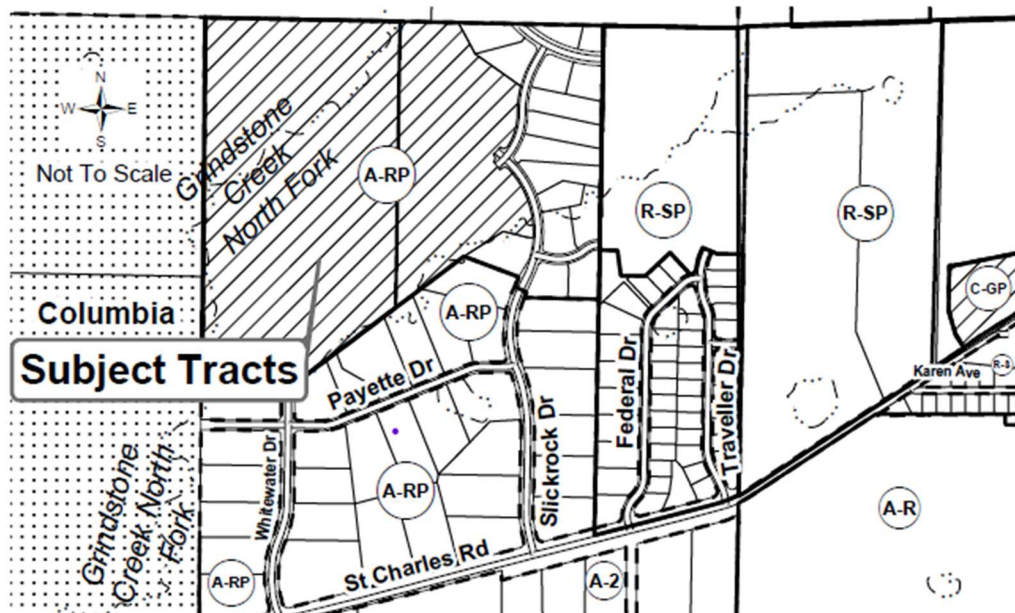
Please process this request and let me know if you need anything else.

Sincerely,

Crockett Engineering Consultants, LLC



Andy Greene, PE



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, September 17th, 2026, in the Commission Chambers at the Roger B. Wilson Boone County Government Center, 801 E. Walnut St., Columbia, MO. A second hearing will take place before the Boone County Commission at 7:00 P.M. on Tuesday, October 6th, 2026 in Room 214 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 Hemme Construction LLC to rezone to Planned Agriculture Residential (A-RP) and to approve a Review Plan for The Cedars on 50.69 acres located at 2480 N Slickrock Dr, Columbia, Missouri.

The P & Z Commission meeting will also be available by phone, please check our website for additional details at www.boonemo.gov/resource-management/

Questions regarding the above request may be directed to the Boone County Resource Management office at 573-886-4330.

Boone County Planning & Zoning Commission

Eric Kurzejeski, Chairperson