REQUEST FOR REVISION TO THE ZONING MAP
ONE FORM PER TRACT/LOT OF LAND
PLEASE REVIEW INSTRUCTIONS PRIOR TO SUBMITTING AN APPLICATON

PLEASE PRINT ALL

1. K&P Holdings LLC & Abadi's Property LLC
Name – Property Owner
[redacted]
Address
Columbia MO 65203
City State Zip
[redacted] [redacted]
Owner Email Address Phone

Potential Buyer/Lessee
Address
City State Zip
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 25 Township 49 Range 13 Parcel #: 11 - 908 - 25 - 01 - 049 - 0001

3. Present zoning and actual land use: M-LP Most recently a contractor building yard

4. Lot/tract size: 1.68 Acres / Sq. Ft. 5. Requested zoning district: C-G 6. Adjacent zoning C-G & R-S

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")
State licensed cannabis testing laboratory

8. Reason and justification for the request being submitted: Current M-LP zoning does not allow proposed use

9. Approximate size, use and location of any structure(s): Include sketch.
Existing: 3000+/- sf Proposed: 6000+/- sf

10. Type of wastewater system: public gravity

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

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.

[signature] 09/21/26
Owner's Signature (REQUIRED) Date

Potential Buyer's/Lessee's Signature Date

Representative: (Surveyor, Engineer, Attorney, Etc.)
Kevin Murphy
Name
[redacted]
Address
Columbia, MO 65203
City, State, Zip

A Civil Group, LLC
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: [signature] Date 9/21/26
Boone County Planning and Building Inspections

SEP21 26 4:34PM

A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

September 21, 2026

Jesses Stephens, Director
Boone County Resource Management
801 E. Walnut, RM 315
Columbia, MO 65201

RE: M-LP to C-G Rezoning at 5175 N Hwy 763 – Lot 2A, Shalimar Gardens Plat 1A

Dear Mr. Stephens,

On behalf of K&P Holdings, LLC and Abadi's Property, LLC, we herewith submit a Request for Revision to the Zoning Map for the 1.68 acre Lot 2A, Shalimar Gardens Plat 1A, located at 5175 N Hwy 763, from the current M-LP zoning to C-G zoning. The owners are requesting this rezoning to accommodate a cannabis testing laboratory which is not an allowed use in the current M-LP zoning. This property was previously zoned C-G in 2021 when the former owner rezoned it to M-LP to allow for contractor/contractor yard uses. All infrastructure and utilities are in place.

The following items are submitted with this request:

- The signed Request for Revision to the Zoning Map form.
- A copy of the current Warranty Deed.
- Signed/sealed Legal Description.
- List of Owners within 1,000 feet. — NO RESPONSE FROM ASSESSOR'S OFFICE 9/21/26
- Copy of current Subdivision Plat.
- Preliminary layout of building improvements.

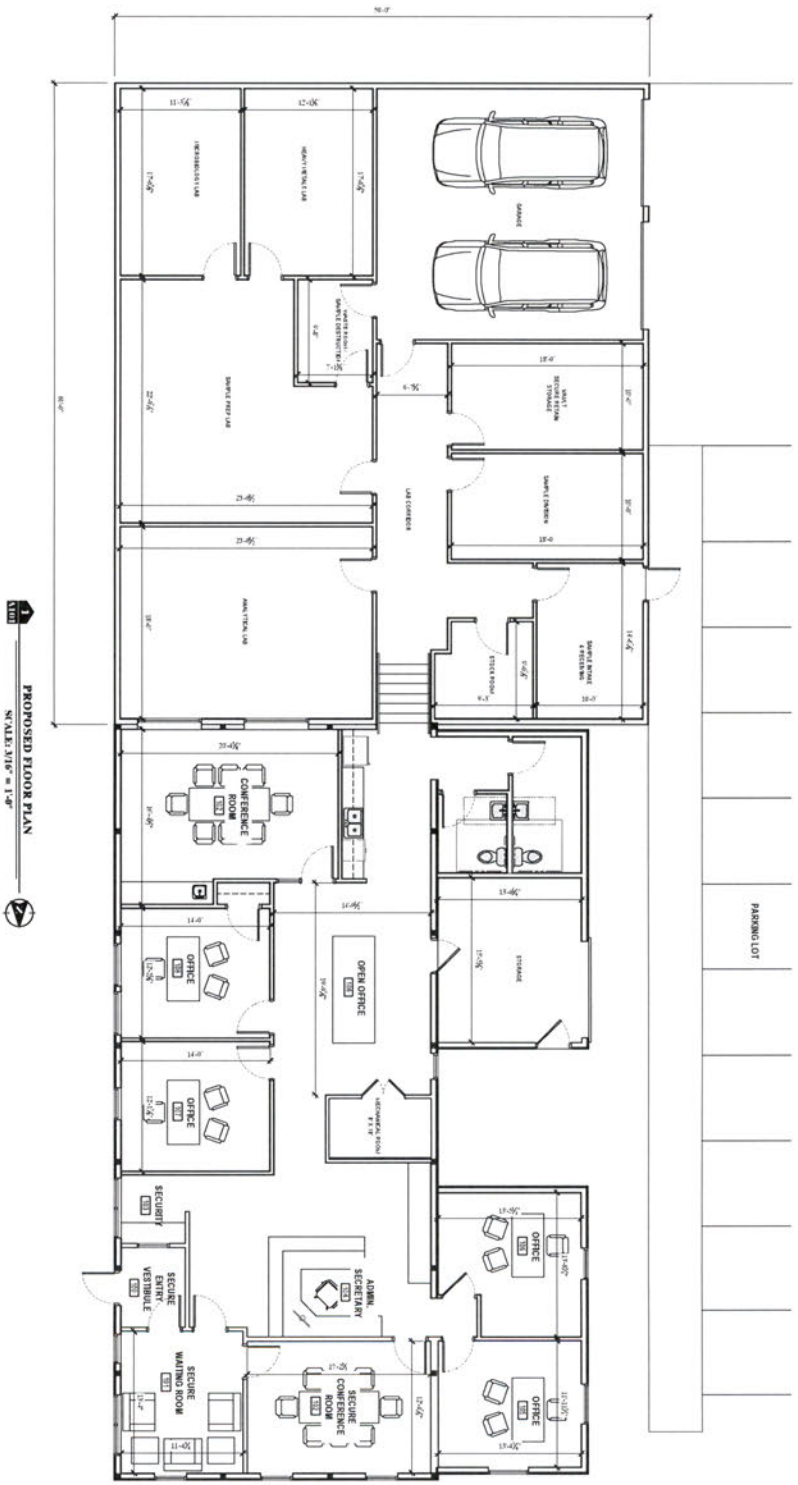
Feel free to contact me with any questions or concerns regarding this application.

Thank You,

Kevin P. Murphy

[redacted]

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"



A101	PROPOSED FLOOR PLAN FOR REVIEW

ASCENSION ANALYTICS

5175 N HIGHWAY 63
COLUMBIA, MISSOURI 65202

REVISION	DATE
0	
1	
2	
3	
4	
5	

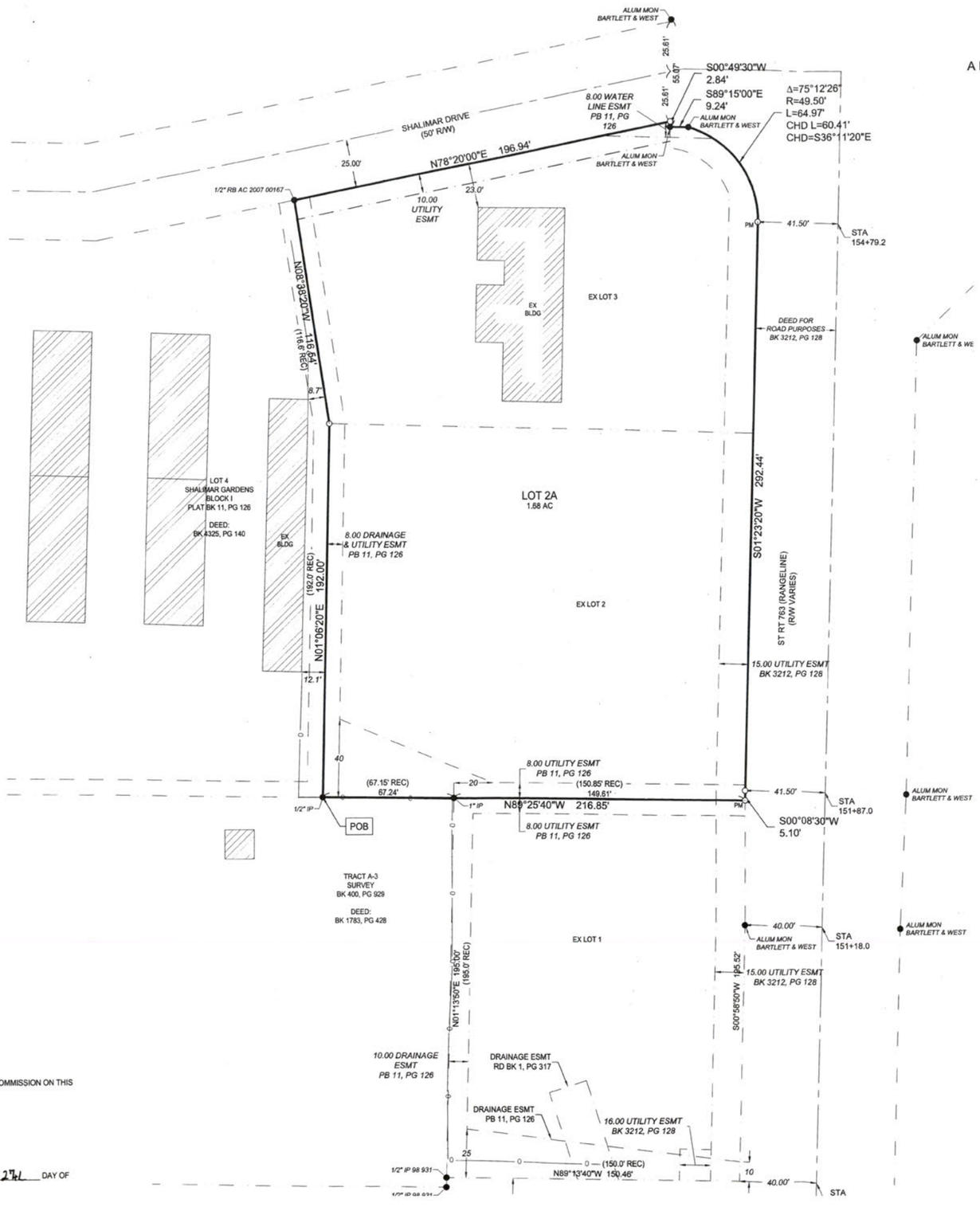
PROJECT NUMBER 26-031

WESTHUES ARCHITECTURE LLC

ERIC WESTHUES, ARCHITECT # MO-2016004009 ARCHITECTURAL CORPORATION #2019020035
9000 BOATMAN HILL ROAD COLUMBIA, MO 65202
573 424-7064 eric@ericwesthues.com

PRELIMINARY DRAWING NOT FOR BIDDING OR CONSTRUCTION

D FOR RECORD, BOONE COUNTY, MISSOURI
A DIETZEL, RECORDER OF DEEDS



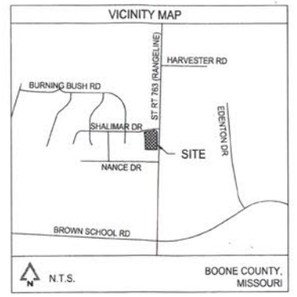
PROVED BY THE BOONE COUNTY PLANNING & ZONING COMMISSION ON THIS
15th DAY OF October 2020.

YD HARRIS, CHAIRPERSON
& Corrigect'

PROVED BY THE BOONE COUNTY COMMISSION ON THIS 21st DAY OF
October 2020.

REPLAT
SHALIMAR GARDENS PLAT 1A

A REPLAT LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 49 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI



PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 49 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI BEING PART OF LOTS 2 AND 3 OF SHALIMAR GARDENS BLOCK I AS RECORDED IN PLAT BOOK 11, PAGE 126 , SAID TRACTS ALSO DESCRIBED IN THE WARRANTY DEEDS RECORDED IN BOOK 4293, PAGE 190 AND 191, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2 OF SAID SHALIMAR GARDENS BLOCK I; THENCE ALONG THE LINES OF SAID LOT 2 FOR THE FOLLOWING THREE (3) CALLS: N01°06'20"E, 192.00 FEET; THENCE N08°38'20"W, 116.54 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF SHALIMAR DRIVE; THENCE CONTINUING ALONG SAID LOT LINES AND SAID SOUTH RIGHT-OF-WAY LINE, N78°20'00"E, 196.94 FEET TO A POINT ON THE WEST LINE OF THE DEED RECORDED IN BOOK 3212, PAGE 128; THENCE ALONG THE LINES OF SAID DEED FOR THE FOLLOWING FIVE (5) CALLS: S00°49'30"W, 2.84 FEET; THENCE S89°15'00"E, 9.24 FEET; THENCE ALONG A NON-TANGENT 49.50-FOOT RADIUS CURVE TO THE RIGHT, 64.97 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S36°11'20"E, 60.41 FEET; THENCE S01°23'20"W, 292.44 FEET; THENCE S00°08'30"W, 5.10 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE ALONG SAID SOUTH LINE, N89°25'40"W, 216.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.68 ACRES.

KNOW ALL MEN BY THESE PRESENTS

ENRICH INVESTMENTS, LLC, BEING THE SOLE OWNER OF THE HEREON DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO BOONE COUNTY FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED:

SHAN RICH, MEMBER

ON THIS 8th DAY OF OCTOBER IN THE YEAR 2020, BEFORE ME PERSONALLY APPEARED SHAN RICH, MEMBER OF ENRICH INVESTMENTS, LLC TO ME KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT SAID INSTRUMENT WAS SIGNED BY THEM AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC

TIMOTHY J DEVANEY
Notary Seal
State of Missouri
County
Commission # 13436442
My Commission Expires 07-18-2021

CERTIFICATION:

I HEREBY CERTIFY THAT I COMPLETED A SURVEY FOR THE DESCRIBED PROPERTY IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

NOTES

1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A)
2. THIS TRACT LIES IN ZONE X-UNSHADED (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM PANEL 29019C0280E DATED APRIL 19, 2017.
3. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS
4. A TITLE REPORT WAS NOT PROVIDED FOR THIS PLAT.
5. SEMI-PERMANENT MONUMENTS SHOWN AT EXTERIOR CORNERS SHALL BE SET BEFORE THE PLAT IS RECORDED. REMAINING MONUMENTS SHALL BE SET FOLLOWING CONSTRUCTION BUT NOT MORE THAN 12 MONTHS AFTER THE PLAT IS RECORDED.
6. NO PART OF THIS TRACT IS LOCATED WITHIN A STREAM BUFFER AS DEFINED IN THE STREAM BUFFER REGULATIONS, CHAPTER 26 OF THE BOONE COUNTY, MISSOURI ZONING REGULATIONS.
7. THE LOTS SHOWN ON THIS PLAT MAY BE REPLATTED BY SUBMITTING A PLAT FOR APPROVAL WITHOUT A VACATION HEARING AS PERMITTED BY SECTION 1.8.1 OF THE BOONE COUNTY LAND USE REGULATIONS, CHAPTER 1, SUBDIVISION REGULATIONS.
8. THESE TRACTS ARE SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.

McCLURE
make it live
1901 PENN SYLVANIA AVE
COLUMBIA, MO 65202
(573) 814-1568
CERTIFICATE OF AUTHORITY
No. LC-2012009390

SURVEY PREPARED FOR:
ENRICH INVESTMENTS, LLC

PROJECT NAME:
SHALIMAR GARDENS PLAT 1A

PROJECT LOCATION:
BOONE COUNTY, MISSOURI

McCLURE PROJECT No.
201074

N

30 15 0 30

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION. MODOT CORS VRS NETWORK, NAD83 (2011)

GENERAL LEGEND

BOUNDARY LINE	
PROPERTY LINE	
SECTION LINE	
EASEMENT LINE	
CHAINLINK FENCE	0
ROAD CENTERLINE	
FOUND R/W MARKER	
FOUND IRON PIPE/REBAR	●
FOUND DRILL HOLE	⊠
SET 1/2" REBAR	○
FOUND PLSS CORNER	■

ABBREVIATIONS:	
RIGHT-OF-WAY	R/W
BOOK AND PAGE	BK, PG
RECORD	REC
POINT OF BEGINNING	POB
FOUND	FND
CENTERLINE	CL

Christopher M Sander

STATE OF MISSOURI
CHRISTOPHER SANDER
NUMBER PLS-2003013178
PROFESSIONAL LAND SURVEYOR

Christopher M. Sander
MO LS-2003013178
October 7, 2020

TIMOTHY J DEVANEY
Notary Seal
State of Missouri
County
Commission # 13436442
My Commission Expires 07-18-2021

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 7th DAY OF OCTOBER 2020.

TIMOTHY J. DEVANEY, NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 18, 2021

Recorded in Boone County, Missouri