

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. Route Z Investments, LLC

<u>Name: Property Owner</u> <u>[Redacted]</u> <u>Address</u> <u>Columbia MO 65201</u> <u>City State Zip</u> <u>[Redacted]</u> <u>Owner Email Address Phone</u>	<u>Potential Buyer/Lessee</u> <u>Address</u> <u>City State Zip</u> <u>Buyer/Lessee Email Address Phone</u>
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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 7 Township 48N Range 11W Parcel #: 18 - 103 - 07 - 12 - 001 - 00-01
Warranty Deed and proposed Adjustment Survey attached 18-103-07-12-002-0001

3. Present zoning and actual land use: Current Lot 1 is 5.15 acres, zoned C-G, and contains the newly constructed Little General C-Store.

Current Lot 2 is 12.21 acres and contains a private roadway and public utility lines, otherwise vacant

4. Lot/tract size: 7.31 Acres / Sq. Ft. 5. Requested zoning district: M-LP (partial) 6. Adjacent zoning C-G, M-L, A-2

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")

Proposed usage is for 2.16-acres of Lot 2 to be added to Lot 1, with this additional area to be rezoned M-LP. New area will be used for construction of additional canopy and diesel fueling area for fueling of larger vehicles, intended to serve surrounding businesses

8. Reason and justification for the request being submitted: Owner has had requests from surrounding businesses of their desire to use the new Little General C-store to serve their larger vehicle fueling needs. Rezoning is desired to allow for temporary truck parking and fueling at this addition

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

Existing: Commercial structures at existing Lot 1 Little General Store Proposed: Fueling Canopy (Sizing TBD, currently estimated at 30' x 70') at proposed addition

10. Type of wastewater system: Existing 8" PVC Gravity Sewer at Existing Commercial Building

11. Date of Concept Review, if known, (If no concept review was held, state "None"): 6/15/26

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.

[Signature] 09/16/2026
Owner's Signature (REQUIRED) Date Potential Buyer's/Lessee's Signature Date

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

Joe Tuey/Ryan Fuller

Name
[Redacted]
Address
Columbia, MO 65203
City, State, Zip

McClure 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: [Signature]
Boone County Planning and Building Inspections

Date 9/21/26

ROUTE Z INVESTMENTS, LLC

REZONING DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 11 WEST OF THE 5TH PRINCIPAL MERIDIAN, BOONE COUNTY, MISSOURI AND BEING PART OF LOT 2 OF LITTLE GENERAL ROUTE Z – PLAT 1 AS RECORDED IN PLAT BOOK 58, PAGE 49, AND ALSO BEING PART OF THE DEED RECORDED IN BOOK 5821, PAGE 96, ALL OF THE RECORDS OF BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2 OF LITTLE GENERAL ROUTE Z – PLAT 1; THENCE ALONG THE EAST LINE OF SAID LOT 2, S01°13'30"W, 320.66 FEET; THENCE LEAVING SAID EAST LINE, N89°04'30"W, 396.83 FEET; THENCE ALONG A NON-TANGENT 254.00-FOOT RADIUS CURVE TO THE LEFT, 270.03 FEET, , SAID CURVE HAVING A CHORD WHICH BEARS N30°27'20"E, 257.49 FEET; THENCE N00°02'10"W, 92.06 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE ALONG SAID NORTH LINE, N89°57'50"E, 273.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.17 ACRES.

Timothy J. Devaney

PLS 2024016357

September 21, 2026