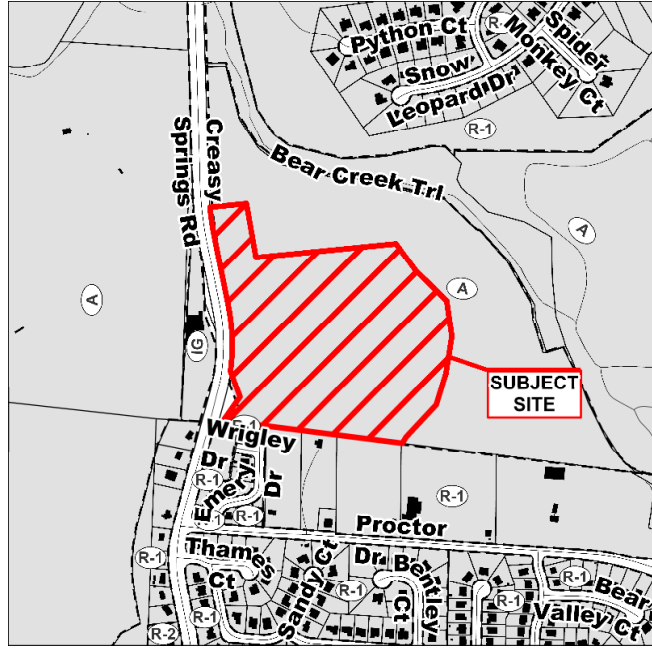


**NOTICE OF PUBLIC HEARING  
BEFORE THE BOARD OF ADJUSTMENT**

(Relative to a decision made by an official of the City of Columbia or for a variance.)

Notice is hereby given that the Board of Adjustment of the City of Columbia, Missouri, will hold a public hearing in the Council Chamber of City Hall, 701 E. Broadway, in Columbia, Missouri, at **7:00 p.m. on Tuesday, the 10th day of September 2024**, to give all interested persons an opportunity to appear and be heard in relation to the following appeal to be known as **Case # 219-2024**:



**A request of Jonathan C. Browning (attorney), on behalf of Yankee Ridge, LLC (owners), seeking approval to use cottage development dimensional standards on R-2 (Two-family Dwelling) zoned real estate in the City of Columbia, County of Boone, State of Missouri, hereinafter described, requesting that said Board authorize the use “cottage” optional development standards on property address as 2899 Creasy Springs Road to facilitate the development of a 118-lot subdivision to be known as Bennett Ridge as required by Section 29-6.4(j) of the Unified Development Code.**

Said real estate being described as follows:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF TRACT 1 AND TRACT 2 OF THE SURVEY RECORDED IN BOOK 5764, PAGE 100 AND PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 5593, PAGE 104 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 1 OF THE SURVEY RECORDED IN BOOK 5764, PAGE 100; THENCE WITH THE LINES OF SAID SURVEY, N35°32'00" E, 141.50 FEET; THENCE N20°07'000"W, 136.50 FEET TO THE EAST LINE OF STREET EASEMENT RECORDED IN BOOK 698, PAGE 145; THENCE LEAVING THE LINES OF SAID SURVEY AND WITH THE EAST LINE OF SAID STREET EASEMENT, 330.87 FEET ALONG A 994.93-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N1°53'20"W, 329.35 FEET; THENCE N11°25'00"W, 353.28 FEET; THENCE 140.10 FEET ALONG A 1392.40-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N8°32'05"W, 140.04 FEET; THENCE LEAVING SAID EAST LINE, N84°20'50"E, 181.82 FEET; THENCE S10°06'50"E, 268.13 FEET; THENCE N84°25'20"E, 696.87 FEET TO THE CENTERLINE OF THE 20.00-FOOT WIDE TRACT DESCRIBED BY THE GRANT OF EASEMENT FOR SEWER PURPOSES RECORDED IN BOOK 1850, PAGE 825; THENCE WITH SAID CENTERLINE, S36°17'25"E, 165.00 FEET; THENCE S45°28'15"E, 215.85 FEET; THENCE S8°00'40"E, 180.85 FEET; THENCE S9°05'40"W, 185.90 FEET; THENCE S17°17'25"W, 163.00 FEET; THENCE S43°34'55"W, 216.65 FEET; THENCE S31°37'25"W, 35.95 FEET TO THE SOUTH LINE OF SAID TRACT 2; THENCE LEAVING SAID CENTERLINE AND WITH SAID SOUTH LINE, N82°50'40"W, 892.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.26 ACRES.

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) FROM GPS OBSERVATIONS.

known as, or located at **2899 Creasy Springs Road**

BOARD OF ADJUSTMENT  
City of Columbia, Missouri

By Peter Norgard, Chairman



Case No. 219-2024

**LETTER OF NOTICE TO PARTIES IN INTEREST**  
(PERTAINING TO PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT)

DATE: August 26, 2024

TO: Whom it may concern

RE: **A request of Jonathan C. Browning (attorney), on behalf of Yankee Ridge, LLC (owners), seeking approval to use "cottage" optional development standards on property address as 2899 Creasy Springs Road to facilitate the development of a 118-lot subdivision to be known as Bennett Ridge as required by Section 29-6.4(j) of the Unified Development Code.**


Notice is hereby given that a public hearing will be held before the Board of Adjustment of the City of Columbia, Missouri at the hour of **7:00 p.m.** on **Tuesday**, the **10<sup>th</sup>** day of **September 2024**, in the Council Chamber on the First Floor of City Hall, 701 E. Broadway, in Columbia, Missouri in relation to the following described property located in the City of Columbia, County of Boone, State of Missouri:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF TRACT 1 AND TRACT 2 OF THE SURVEY RECORDED IN BOOK 5764, PAGE 100 AND PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 5593, PAGE 104 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 1 OF THE SURVEY RECORDED IN BOOK 5764, PAGE 100; THENCE WITH THE LINES OF SAID SURVEY, N35°32'00" E, 141.50 FEET; THENCE N20°07'00"W, 136.50 FEET TO THE EAST LINE OF STREET EASEMENT RECORDED IN BOOK 698, PAGE 145; THENCE LEAVING THE LINES OF SAID SURVEY AND WITH THE EAST LINE OF SAID STREET EASEMENT, 330.87 FEET ALONG A 994.93-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N1°53'20"W, 329.35 FEET; THENCE N11°25'00"W, 353.28 FEET; THENCE 140.10 FEET ALONG A 1392.40-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N8°32'05"W, 140.04 FEET; THENCE LEAVING SAID EAST LINE, N84°20'50"E, 181.82 FEET; THENCE S10°06'50"E, 268.13 FEET; THENCE N84°25'20"E, 696.87 FEET TO THE CENTERLINE OF THE 20.00-FOOT WIDE TRACT DESCRIBED BY THE GRANT OF EASEMENT FOR SEWER PURPOSES RECORDED IN BOOK 1850, PAGE 825; THENCE WITH SAID CENTERLINE, S36°17'25"E, 165.00 FEET; THENCE S45°28'15"E, 215.85 FEET; THENCE S8°00'40"E, 180.85 FEET; THENCE S9°05'40"W, 185.90 FEET; THENCE S17°17'25"W, 163.00 FEET; THENCE S43°34'55"W, 216.65 FEET; THENCE S31°37'25"W, 35.95 FEET TO THE SOUTH LINE OF SAID TRACT 2; THENCE LEAVING SAID CENTERLINE AND WITH SAID SOUTH LINE, N82°50'40"W, 892.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.26 ACRES.

known as, or located at **200 W. Old Plank Road (see map on back)**

**Building & Site • CATSO • Planning**

 573.874.7474 *Service Counter*  
573.874.7239 *Administrative Offices*

 701 E. Broadway, P.O. Box 6015  
Columbia, Missouri 65205

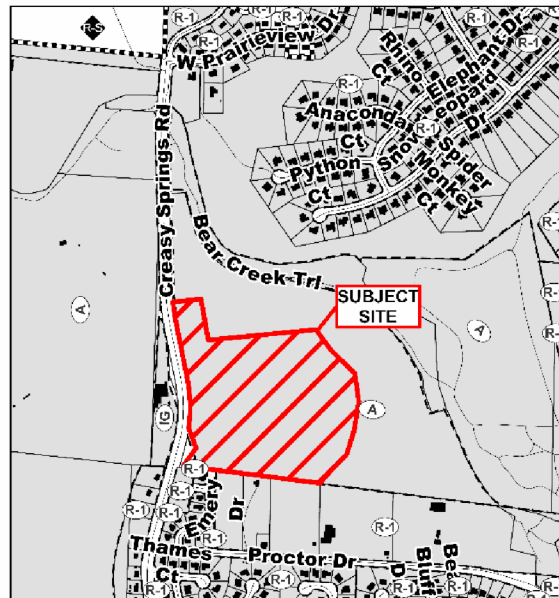
 CoMo.gov  
CoMo.gov/community-development

*Our vision: Columbia is the best place for everyone to live, work, learn and play.*

As a property owner, tenant, or Neighborhood Association, within 185-feet or 1000-feet, respectively, of the subject site, you have been identified as a party in interest to this application or appeal. The Board of Adjustment invites you to attend the Public Hearing and make known your interests in the appeal or application.

The filed copy of the Notice of Appeal or Notice of Application is available within the office of the Community Development Department at 701 E. Broadway, Columbia, Missouri (5<sup>th</sup> Floor). A staff report on the request will be available 7 days prior to the scheduled public hearing and can be obtained from [www.como.gov/CMS/webcal/](http://www.como.gov/CMS/webcal/) by selecting the Board of Adjustment agenda for the September 10<sup>th</sup>, 2024 meeting from the City Calendar.

Notices of the public hearing are being published in a newspaper circulated within the City of Columbia, Missouri. The relative property is, or will be, posted with a notice pertaining to the public hearing.



Case # 219-2024 - 2899 Creasy Springs Road  
Optional Development Standards



Signed: Patrick R Zenner

Patrick R. Zenner, Development Services Manager  
701 E. Broadway  
Columbia, Missouri 65201  
Telephone: (573) 874-7239

E-mail: [planning@como.gov](mailto:planning@como.gov)

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573.874.7474 Service Counter  
573.874.7239 Administrative Offices

701 E. Broadway, P.O. Box 6015  
Columbia, Missouri 65205

CoMo.gov  
[CoMo.gov/community-development](http://CoMo.gov/community-development)

*Our vision: Columbia is the best place for everyone to live, work, learn and play.*

Parties in Interest

ASSESSOR	OWNER	Address	City	State	Zip Code
1190300000100001	QUARRY PROPERTIES LLC	PO BOX 16507	WICHITA	KS	67216
1190300000110001	TMFP PROPERTIES LLC	2807 CREASY SPRINGS RD	COLUMBIA	MO	65202
1190300000110101	CITY OF COLUMBIA	PO BOX N	COLUMBIA	MO	65205
1190300000120001	YANKEE RIDGE LLC	305 E MCCARTY ST STE 300	JEFFERSON CITY	MO	65101
1630600000030001	ADVANTAGE METALS RECYCLING	510 WALNUT ST SUITE 300	KANSAS CITY	MO	64106
1630600000030001	PROPERTY OWNER, RESIDENT OR TENANT	705 PROCTOR DR	COLUMBIA	MO	65202
1630600000040001	JACKY LEE & CARMEN HENDREN	12780 E ZARING ROAD	COLUMBIA	MO	65202
1630600000040001	PROPERTY OWNER, RESIDENT OR TENANT	805 PROCTOR DR	COLUMBIA	MO	65202
1630600000060001	RE IMAGE COMPANY LLC	1100 HORSE RUN CT	CHESTERFIELD	MO	63005
1630600000060001	PROPERTY OWNER, RESIDENT, OR TENANT	901 PROCTOR DR	COLUMBIA	MO	65202
1630600040110001	RE IMAGE COMPANY LLC	1100 HORSE RUN CT	CHESTERFIELD	MO	63005
1630600000090001	TOM O MELVIN REVOCABLE TRUST	601 W NIFONG BLVD 6B	COLUMBIA	MO	65203
1630600000100001	TYLER & ASHLEY PERRY LIVING TRUST	3119 W KMJ RD	COLUMBIA	MO	65202
1630600000100001	PROPERTY OWNER, RESIDENT, OR TENANT	2613 CREASY SPRINGS RD	COLUMBIA	MO	65202
1630600040090001	AMANDA ARMER	2605 EMERY DR	COLUMBIA	MO	65202
1630600040100001	JOSEPH E & ROBYN ROBERTS	901 WRIGLEY DR	COLUMBIA	MO	65202
1630600060010001	JOE & PEGGY HENDREN	407 W PHYLLIS AVE	COLUMBIA	MO	65202
1630600060010001	PROPERTY OWNER, RESIDENT, OR TENANT	815 PROCTOR DR	COLUMBIA	MO	65202
	WARD 2 COUNCIL MEMBER	701 E BROADWAY	COLUMBIA	MO	65201
	VANDERVEEN HOMEOWNER ASSOCIATION	PO BOX 1274	COLUMBIA	MO	65205
	VANDERVEEN CROSSING NEIGHBORHOOD ASSOCIATION	PO BOX 1274	COLUMBIA	MO	65205

**NOTE: HIGHLIGHTED ENTRIES IMPROVED WITH STRUCTURE OWNED BY PRECEEDING OWNER OF RECORD**