



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 2, 2025

Re: 7098 I-70 Drive SE - Set Public Hearing (Case #292-2025)

Executive Summary

Approval of this resolution would set September 15, 2025 as the required public hearing date for the annexation of 1.33 acres of land located east of the intersection of I-70 Drive SE and Easter Lane. The subject site is addressed 7098 I-70 Drive SE and is presently vacant; however, the applicant desires to build a two-family dwelling on the property and connect it to city sewer. Planning and Zoning Commission held a public hearing on the permanent zoning R-2 zoning of the subject acreage on August 7, 2025.

Discussion

Simon & Struempf Engineering (agent), on behalf of the Bartley Stevenson Trust (owner), is seeking approval to have 1.33-acres annexed into the City of Columbia and assigned R-2 zoning as its permanent City zoning. The subject property is located east of the intersection of I-70 Drive SE and Easter Lane, and includes the address 7098 I-70 Drive SE. The property is presently zoned County R-S. A concurrent request (Case #221-2025) seeks approval of permanent R-2 (Two-family Dwelling) zoning for the site upon annexation. Case # 221-2025 will be introduced under separate cover on the Council's September 15 agenda.

Per State Statute, a public hearing must be held prior to final action being taken on the annexation of property into the corporate limits. The purpose of the hearing is to receive public comments regarding the annexation and to determine if such action is a reasonable and necessary expansion of the City's corporate limits. The property to the north of Interstate 70 was annexed into the City in 2008 and provides the necessary contiguity with the city's corporate limits to allow this request to be processed as a "direct" annexation versus an annexation agreement. The requested annexation has been precipitated by the owner's desire to connect the subject acreage to city sewer.

The requested R-2 permanent zoning is considered more intense than the current County R-S zoning applied to the site; however, staff believes that R-2 zoning would be a step down from the County C-G (General Commercial) that is to the east and would act as transitional buffer for the property to the west which is zoned County R-S. This request is viewed as being fully compliant with the "Neighborhood District" designation shown on the Columbia Imagined Future Land Use Map and that of adjacent development.

Per Policy Resolution 115-97A, the parcel is required to annex into the City to receive sanitary service given it is contiguous with the municipal limits. A city sanitary sewer line runs along the northern frontage of ABC Lane, north of Interstate 70 to which a sewer line maintained by the Boone County Regional Sewer District (BCRSD) connects from the south side of Interstate



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70 east of the subject site. The applicant is negotiating with the property owner to the east to secure a utility easement that would permit the subject site connect to the BCRSD sewer line that is connected to the City's sewer north of Interstate 70. The subject site is not part of an existing connection agreement; therefore, would be required to construct sewer lines in accordance with city standards and pay applicable connection and monthly recurring fees for sewer service.

Other public utilities (i.e. electric and water) are provided by Boone Electric Cooperative and Public Water Supply District #9, respectively. There are no known capacity issues associated with utility services available to the site. Upon annexation, public safety services (police and fire) would be provided by the City of Columbia with mutual-aid being provided by the Boone County Sherriff's Office and Boone County Fire Protection District.

The Planning and Zoning Commission considered the R-2 permanent zoning (Case #221-2025) at its August 7, 2025 meeting. The full Planning and Zoning Commission staff report, as well as meeting excerpts will accompany the introduction of the permanent zoning request on the Council's September 15 agenda.

Public notice relating to the proposed permanent zoning was provided on June 24 via a published newspaper ad for the Commission's July 10 meeting; however, this request was tabled to their August 7 meeting by the applicant. On-site signage indicating the site was the subject of a public hearing and written notification to all property owners as well as homeowner associations within 185' and 1000', respectively, was provided 15 days in advance of the Planning Commission's July 10 and August 7, 2025 public hearing.

Locator maps, zoning graphic, and annexation petition inclusive of the site's legal description are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable



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Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Set September 15, 2025 as the required public hearing for the annexation of this site, which includes the address of 7098 I70 Drive SE, as required by State Statute.