

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 23, 2026**

SUMMARY

Simon & Struempf Engineering (agent), on behalf of Judy Dothage, Trustee of The Dothage Family Trust (owner), seek approval of M-C permanent zoning upon annexation of a 3.78-acre parcel, located at 7208 I-70 DR SE.

DISCUSSION

The applicants are seeking approval to assign city M-C permanent zoning to the subject parcel upon its annexation into the city limits. The applicant is seeking annexation in order to connect to City sewer service. Boone County Regional Sewer District has provided a consent to serve letter, which is attached for reference. The site is presently zoned County C-G (General Commercial) and is improved with a small commercial structure, known as Central Missouri Golf Cars.

The applicant is seeking M-C zoning as the parcel's permanent zoning. The surrounding property is generally zoned County R-S (Single-family Residential), with another C-G zoned parcel lying immediately west of the subject parcel. The requested M-C zoning is viewed as equivalent to County C-G zoning. Although the proposed M-C permanent zoning would be considered inconsistent with the Columbia Imagined Future Land Use Map designation of "Residential District"; however, It is believed that the requested M-C is appropriate based on the existing land use context to the west, and given the subject tract housed a commercial use for an extended time. Furthermore, additional corridor commercial uses have been established along I-70 Drive SE, especially east of the subject site.

The property is currently served by Boone Electric Cooperative, but is otherwise served by the City for all other utilities. Sewer service will be attained via a BCRSD main, which crosses the subject site then turns north and crosses I-70, where it ultimately connects to a City sewer main for treatment.

The proposed M-C zoning is viewed as being consistent with the current County zoning on the property, and is appropriate given the property's highway frontage and longevity of the existing business without significant detriment to neighboring uses. The subject parcel is compact and contiguous with the City's corporate limits on the northern property boundary.

RECOMMENDATION

Approve the proposed permanent M-C zoning.

ATTACHMENTS

1. Locator Maps
2. BCRSD Consent to Serve

HISTORY

Annexation date	N/A
Zoning District	C-G (Boone County General Commercial)
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	Survey tract, not a legal lot

SITE CHARACTERISTICS

Area (acres)	3.78 acres
Topography	Site generally north and east
Vegetation/Landscaping	Turf
Watershed/Drainage	Perche Creek
Existing structures	Existing golf cart business

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia via BCRSD main
Water	City of Columbia
Fire Protection	City of Columbia w/ mutual-aid from BCFPD
Electric	Boone Electric Cooperative

ACCESS

I-70 Drive SE

Location	Northern parcel boundary
Major Roadway Plan	Major Collector, additional ROW required
CIP projects	None
Sidewalk	To be installed upon final platting

PARKS & RECREATION

Neighborhood Parks	Lake of the Woods Recreation Area
Trails Plan	LOW Cart Path
Bicycle/Pedestrian Plan	N/A

PUBLIC NOTIFICATION

Public Notification Responses	None
Notified neighborhood association(s)	None
Correspondence received	None

45 “public hearing” letters were mailed to property owners and tenants within 185-feet of the subject property. One letter was provided to the Council Ward representative. There is no recognized neighborhood or homeowner’s association within 1000 feet of the subject parcel. All “public hearing” letters were distributed, and the public hearing ad for this matter was placed in the Tribune on July 7, 2026.

Report prepared by: Rusty Palmer **Approved by:** Patrick Zenner