



701 East Broadway, Columbia, Missouri 65201

Council Memo

Department Source: Community Development

To: City Council

From: City Manager & Staff

Council Meeting Date: August 17, 2026

Re: 7208 I-70 Drive SE – Permanent Zoning (Case #174-2026)

Impacted Ward: Ward 3

Executive Summary

Approval of this request would establish M-C (Mixed-use Corridor) zoning as the subject site's permanent zoning subject to Council approval of a concurrent annexation request (Case #175-2026). The subject 3.78-acre parcel is currently zoned Boone County C-G (General Commercial) and is located on the south side of I-70 Drive SE, roughly 750 feet east of Easter Lane.

Discussion

Simon & Struempf Engineering (agent), on behalf of Judy Dothage, Trustee of The Dothage Family Trust (owner), for approval of M-C permanent zoning upon annexation of a 3.78-acre parcel, located at 7208 I-70 DR SE. The site is currently zoned Boone County C-G. 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 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", it is believed to be appropriate based on the existing land use context to the west, and given the subject tract housed a commercial use for several decades. 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, but then feeds into a City sewer main across I-70 to the north.

The Planning and Zoning Commission considered this request at its July 23, 2026 meeting. Staff provided its report and the applicant's agent was present to answer Commissioner questions. Commissioners inquired about the appropriateness of the proposed M-C zoning, seeking clarification of staff's recommendation referring to the comprehensive plan designation of the property as "Residential District." Staff noted that I-70 Drive SE is more likely to develop out as a commercial corridor considering the heavy commercial and industrial uses already present on the roadway between St. Charles Road and Route Z. Staff further pointed to the site's highway visibility as a draw for commercial development and likely

deterrent for future residential development in the vicinity. After some additional commentary by the Commission, a motion to approve the requested rezoning to M-C was approved by a vote of (7-1).

The Planning and Zoning Commission staff report, locator maps, zoning exhibit, BCRSD consent to serve letter, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: Limited. No short-term costs are expected for the city. All necessary improvements are to be installed at the developer's expense.

Long-Term Impact: Any potential impact may or may not be offset by increased user fees and/or property tax collection.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable 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

Legislative History

Date	Action
08/03/2026	Set a public hearing relating to annexation of the subject site. (Res 145-26)

Suggested Council Action

Approve the requested permanent M-C zoning on the 3.78-acre subject site, subject to annexation, as recommended by the Planning and Zoning Commission.