



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 15, 2025

Re: 7098 I-70 Drive SE Permanent Zoning (Case # 221-2025)

Executive Summary

Approval of this request would establish R-2 (Two-family Dwelling) zoning as the subject site's permanent zoning subject to Council approval of a concurrent annexation request (Case # 292-2025). The subject parcel contains 1.33-acres and is located east of the intersection of Easter Lane and I-70 Drive SE. The subject site includes the address 7098 I-70 Drive SE, and is currently zoned Boone County R-S (Single-family Residential).

Discussion

Simon & Struempf Engineering (SSE) (agent), on behalf of 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 presently undeveloped, located east of the intersection of I-70 Drive SE and Easter Lane and addressed 7098 I-70 Drive SE.

The site is presently zoned County R-S and is adjacent to County R-S to the west and south, County C-G (General Commercial) to the east, and City PD (Planned Development) to the north, across the I-70 corridor. While R-2 zoning is a more intense than County R-S, staff finds the request to be an appropriate step-down from the commercial zoning to the east and will function as a transitional district from the single-family zoning to the west. The applicant has indicated a desire to build a duplex on the site after annexation and permanent zoning.

The permanent zoning and concurrent annexation are sought in order to facilitate connection to the city's sanitary sewer. Given the property is contiguous to the city's corporate limits north of I-70 via a 2008 annexation and per Policy Resolution 115-97A, the owner is required to annex and permanently zone the acreage to obtain city sewer access. Access to the city's sewer would be through a connection to a Boone County Regional Sewer District (BCRSD) maintained sewer line to the east that crosses under I-70 and connects to an existing city line north of ABC Lane. The applicant is negotiating with the property owner to the east to secure a utility easement allowing connection to the existing (BCRSD) sewer line. The subject site is not part of an existing connection agreement; therefore, is required to construct sewer lines meeting city standards and pay applicable connection and recurring monthly fees for sewer service.

The requested zoning is consistent with the "Neighborhood District" designation as shown within Columbia Imagined on its Future Land Use Map. The neighborhood district accommodates a broad mix of residential uses and a limited number of nonresidential uses that provide services to neighborhood residents. As mentioned, R-2 zoning permits more intense residential development than the current County R-S zoning, but given the



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surrounding land uses the increased intensity is viewed as an appropriate step-down from County C-G to County R-S zoning on either side of the subject site.

The Planning and Zoning Commission considered this request at its August 7, 2025 meeting. Staff provided its report and the applicant's agent made a presentation and responded to Commissioner questions. A member of the public requested clarification as to why the applicant intends to annex. The applicant responded by stating it was his intent was to obtain city sewer in advance of future duplex development on the site.

After limited Commission discussion, a recommendation to approve the requested permanent R-2 zoning, subject to annexation, passed by a vote of (8-0). The Commission Chair noted that the motion offered only pertained to the site's future City zoning and the policy decision of the parcel's suitability as part of the city was at City Council discretion.

The Planning and Zoning Commission staff report, locator maps, zoning exhibit, and meeting minute excerpts 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

Legislative History

Date	Action
09/02/2025	Set a public hearing relating to annexation of this site. (Res. 119-25)

Suggested Council Action

Approve the requested permanent R-2 zoning for the subject 1.33-acre site, subject to annexation, as recommended by the Planning and Zoning Commission.