



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 – Public Hearing (Case #175-2026)

Impacted Ward: Ward 3

Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of 3.78-acres of land located on the south side of I-70 Drive SE, roughly 750 feet east of Easter Lane. The subject site is currently zoned Boone County C-G (General Commercial) and the applicant seeks City M-C (Mixed-use Corridor) zoning upon annexation. The Planning and Zoning Commission held a public hearing on the permanent zoning of the subject acreage on July 23, 2026.

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 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.

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 of the property and to determine if such action is a reasonable and necessary expansion of the City's corporate limits.

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", 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 the permanent zoning (Case #174-2026) at its July 23, 2026 meeting. 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 additional Commission discussion regarding the merits of the proposed permanent zoning, a motion to approve the requested M-C was approved by a vote of 7-1. The full Planning and Zoning Commission staff report, as well as meeting excerpts, will appear under separate cover on the August 17 Council agenda.

Public notice relating to the proposed permanent zoning was provided 15 days in advance (July 7, 2026) of the Commission's July 23, 2026 meeting via a published newspaper ad. 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, were provided 15 days in advance of the Planning Commission's July 23, 2026 public hearing.

Locator maps, annexation petition, the applicant's zoning exhibit, and BCRSD consent to serve letter 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

Hold the public hearing as required by State Statute.