



# 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 Annexation - Public Hearing (Case #292-2025)

## Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of 1.33-acres of land located east of the intersection of I-70 Drive SE and Easter Lane. The site includes the address 7098 I-70 Drive SE which is currently zoned Boone County R-S (Single Family) and sought to be assigned City R-2 (Two-Family Dwelling) as its permanent zoning upon annexation. The requested permanent zoning (Case # 221-2025) was considered by the Planning and Zoning Commission at their August 7, 2025 meeting and recommended for approval subject to Council's approval of the parcel's annexation.

## 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 located east of the intersection of Easter Lane and I-70 Drive SE and includes the address 7098 I-70 Drive SE. The property is presently zoned County R-S. The concurrent request for permanent zoning (Case #221-2025) appears concurrently on the Council's September 15 agenda under separate cover.

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 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



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the Boone County Regional Sewer District (BCRSD) connects from the south side of Interstate 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 to 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 Sheriff's Office and Boone County Fire Protection District.

The Planning and Zoning Commission considered the permanent zoning (Case #221-2025) at their August 7, 2025 meeting. The staff report, attachments, and meeting excerpts for this action are being introduced concurrently with this request under separate cover. Following their public hearing and limited Commission discussion, a motion to approve City R-2 zoning as the site's permanent zoning was made which passed unanimously (8-0).

Public notice relating to the proposed permanent zoning was provided 15 days in advance of the Commission's August 7th meeting via a published newspaper ad, placement of on-site signage indicating the site was the subject of a public hearing, and written notification to all property owners as well as homeowners associations within 185' and 1000', respectively.

Locator maps, the annexation petition and legal description, and a zoning exhibit are attached for review.

## 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.



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## 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. (R 119-25)

## Suggested Council Action

Hold the public hearing on the annexation of 1.33-acres of property addressed as 7098 I-70 Drive SE as required by State Statute