

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
August 7, 2025**

SUMMARY

A request by SSE - Simon & Struempf Engineering (agent), on behalf of Bartley Stevenson Trust (owner), for approval to permanently zoning 1.33-acres of land from Boone County R-S (Single Family) to City R-2 (Two-Family Dwelling) zoning upon annexation. The subject site is located east of the intersection of I-70 Drive SE and Easter Lane and includes the address 7098 I-70 Drive SE. **(This case was tabled at the July 10, 2025 Planning & Zoning Commission meeting).**

DISCUSSION

The applicant is requesting approval to assign R-2 (Two-Family Dwelling) zoning to a 1.33-acre site located at 7098 I-70 Drive SE upon its annexation into the City's corporate limits. The subject property is presently zoned County R-S (Single Family) 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. The site is bounded on its northern edge by I-70 Drive SE, as well as the I-70 interstate corridor north of I-70 Drive SE.

While county R-S is most consistent with the use and intensity of City R-1 (One-Family Dwelling), the subject site is immediately adjacent to County C-G zoned property, which is most consistent with City M-C (Mixed-Use, Corridor). The request for R-2 zoning in this case would result in a step-down of intensity from the commercial uses to the low-density residential uses nearby; therefore, staff believes such a zoning request would be appropriate in this situation.

The site is currently served by PWSD #9 for water service, Boone County Electric for electric, a private contractor for solid waste, and has no sewer service available at this time. A sewer line exists to the east of the subject site. The applicant will seek an easement with the adjacent property owner for the required extension prior to issuance of future building permits if the requested annexation of the property is approved. Per the provisions of Policy Resolution 115-97A, when a parcel is contiguous to the city's corporate limits (to the north) it must seek permanent zoning and annexation prior to being granted permission to connect to municipal services. The cost of such connections is to be borne fully by the applicant.

The applicant has indicated that the intent of this request is to develop this lot with a two-family home and connect to city utilities. The subject site is currently vacant. Currently, 4 separate lots are accessed via 2 separate shared driveways that were built on the subject site. The eastern driveway accesses the 2 southernmost neighboring lots, and the western driveway accesses the subject site and the portion of the original lot that was sold and developed. Said driveways are accessed directly from I-70 Drive SE, which is classified as a "Major Collector" on the CATSO Major Roadway Plan. Per the UDC, any new direct access to residential properties from arterials or collectors would be not permissible, but existing accesses may be maintained if they exist before annexation.

Staff has determined that based off the current legal description describing the subject site, the site does not meet the definition of a "legal" lot given the metes and bounds description has not been shown within a recorded instrument prior to the submission of this request. In order for this lot to have any permits issued for future construction, the lot will need to be platted following annexation. Such subdivision action would trigger all requirements within the UDC pertaining to subdivision development.

The requested R-2 zoning district is considered consistent with the “Neighborhood District” designated for the property as shown on the Future Land Use Map within Columbia Imagined. The Neighborhood District is intended to accommodate a broad mix of residential uses and also support a limited number of nonresidential uses that provide services to the surrounding neighborhood residents.

The proposed permanent zoning has been reviewed by staff and external agencies and has been found to be consistent with the goals and objectives of Columbia Imagined, is compatible with the adjacent zoning and land uses, and is believed to be appropriate for the property.

RECOMMENDATION

Approve the request to permanently zone the subject 1.33-acre site to R-2.

ATTACHMENTS

- Locator Maps
- Zoning Graphic

SITE CHARACTERISTICS

Area (acres)	1.33 acres
Topography	Sloping down towards north
Vegetation/Landscaping	Trees, lawn
Watershed/Drainage	Perche Creek
Existing structures	Vacant

HISTORY

Annexation date	Pending annexation
Zoning District	Boone County R-S (Residential Single Family)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Not a legal lot

UTILITIES & SERVICES

Sanitary Sewer	Not Available
Water	PWSD #9
Fire Protection	Boone County Fire Department will become City upon annexation
Electric	Boone County Electric

ACCESS

I-70 Drive SE	
Location	Northern edge of site
Major Roadway Plan	Major Collector
CIP projects	N/A
Sidewalk	Not present

PUBLIC NOTICE

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified via property owner letter on June 23, 2025 of the pending action. 19 property owner letters were sent. An ad was placed in the Columbia Daily Tribune on June 24, advertising the public hearing relating to the permanent zoning of the property.

Notified neighborhood association(s)	None
Correspondence received	2 emails inquiring about further details regarding annexation and zoning process

Report prepared by Kirtis Orendorff

Approved by Patrick Zenner