

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
August 7, 2025

Case number 221-2025

A request by SSE Simon Struempf Engineering, agent, on behalf of Bartley Stevenson Trust, owner, for approval to permanently zone 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 southeast and Easter Lane, and includes the address 7098 I-70 Drive Southeast.

MS. GEUEA JONES: This case was tabled at the July 10, 2025, Planning and Zoning Commission meeting. May we please have a staff report?

STAFF MEMBER: Yes, you may, Madam Chair. Thank you for that introduction.

We sent out property owner letters on June 23 and we sent out 19 of them to properties within 185 feet of the site. Previous to that, we sent out early notification postcards on June 10, as well as a ad that ran in the Columbia Tribune on June 24. So here's an aerial of the subject site. So currently we are looking this is east of exit 131 or St .Charles Road, whichever is easier for you to locate. And the site is fronted off of the frontage road that's along the southern side of I-70. There is a shared access driveway on the site that runs to separate properties that are not pertain to pertaining to this case, that's the stem there on the eastern side of the lot. So the applicant is currently seeking to approve R-2 zoning upon annexation. It's currently zoned residential, single family joining the property, we have city planned development to the north. We have residential, single family to the west and south in the county and commercial general to the east of the subject site. This isn't for the merits of the actual permanent zoning case, but just for context for why the annexation is being considered. It is contiguous by the PDZ, PD Zone property that is north of I-70. This was annexed in 2008 the applicant came to us and indicated that their intent is to put a two family home on this site and connect to city sewer service in the process of that as well. This case was tabled to gain legal lot access or legal lot status upon annexation in the county, so they're going to do all of their surveying before they annex, so that way they don't have to follow this up with a further

subdivision action once they're in the city. There's no current development on the site itself, but there is a single family home to the south of there that would be accessed via the same driveway that this property was accessed at right now. They are seeking R-2 which is not necessarily 100-percent congruent with residential single family in the county, however, given that it is next to commercial zoned properties to the east, and then single family zones to the west, we consider this an appropriate step-down of zoning from what's currently existing at the subject site. Given that there's no development on the site, it does not create any non-conformities by requesting R-2 upon annexation. And then all of the utilities and emergency services are currently provided by the county. In conclusion, you know, upon staff's analysis, we believe that this proposal is consistent with the surrounding land use, the existing use and the merits of the Columbia Imagine Comprehensive Plan. Staff's recommendation is to approve the permanent zoning request to R-2 for 7098 I-70 Drive Southeast upon annexation. And with that, I'd be happy to ask answer any questions the commission may have.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Are there any questions for staff? Commissioner Wilson?

MS. WILSON: I have a comment.

MS. GEUEA JONES: Please.

MS. WILSON: Excellent report. Thank you.

MS. GEUEA JONES: Anything else? I will just take this moment before we go to public comment to I guess technically, as a question for staff, we don't vote on annexation. We just vote on zoning, should the city decide to annex it. So we have no control over whether or not they decide to. We only have control over what it will be zoned, should they. There has often been confusion about that point.

PUBLIC HEARING

MS. GEUEA JONES: All right, with no other questions for staff, we'll go to public comment on the case. If any member of the public is here to speak about this case, please come forward. We do three minutes for individuals, six minutes for the applicant and groups. And please state your name and address for the record.

TYLER ASHY: I am Tyler Ashy, 404 Steinbrook Terrace, Columbia, Missouri, 65203. I'm with Simon and Struempf Engineering, just representing Bartley Stevenson here at this meeting. And here to answer any questions you guys might have.

MS. GEUEA JONES: Very good report. Any questions for the applicant? Commissioner, Darr.

MR. DARR: Have you talked to the neighbors at all about this?

TYLER ASHY: There's currently the neighbor to the east, is what we're that he's currently dealing with trying to get an easement together for sewer that's the only neighbors we've talked to.

MR. DARR: Have they voiced any concerns about the --

TYLER ASHY: Nothing so far.

MR. DARR: Thank you.

MS. GEUEA JONES: Any other questions for the applicant? Seeing none. Thank you for being here tonight. Any other member of the public to speak on this case, please come forward. Name and address for the record, and I think you'll be okay with the microphone height. Go ahead.

DIANE DAVIS: And Diane Davis. Sorry, bad voice. I live in the Highfield subdivision 6861 East Quaker. My only question for the applicant is, why? You know, if you have county services already and less tax to pay. Why put you want more tax to pay? Just a question.

MS. GEUEA JONES: Thank you very much. Would you like to come back? Oh, perfect. Please come forward. Name and address for the record.

BARTLEY STEVENSON: Bartley Stevenson, 7100 I-70 Drive Southeast. so I own the property to the south. Great question. I love paying taxes. I love the city. No, I want sewer, and it gives me access to sewer, and that's what I need here. There's not really an on-site system, so we are an install on -- site -- on-site wastewater install contractor. It's really not a good option here, and the city sewer is the best option. It actually helps our neighbors that we've talked to on the west, Anthony Holmes, and also the golf cart place we've talked to them. I've got, I think, 17 neighbors on the east side, so I haven't talked to them. Yeah, I just want sewer. I want to be able to build something. And I look at these lots in the Brooks and what things cost. What things cost, and I've got this lot out here where I tore down a falling down house, and want to be able to do something with it. So that's it. Any questions?

MS. GEUEA JONES: Thank you. Any questions for the speaker? Seeing none.

So, Ma'am, your answer is they don't have services. Thank you very much. Any other member of the public to speak on this case, please come forward. Seeing no movement, we will close public comment and go to Commissioner comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comments on this case?

DR. GRAY: Madam Chair, if, if I missed it, I apologize. But we -- did we get assurances there's no ex-parte communications regarding this from the commissioner?

MS. GEUEA JONES: We did.

DR. GRAY: Okay. I'm sorry I missed it. Yes, thank you.

MS. GEUEA JONES: Yeah, you're good. I did not do it on the tabling motion because I rarely do, but I did do it on this one. Very good. Any Commissioner comment? Commissioner Wilson, yeah.

MS. WILSON: All right, in the matter of case number 221-2025, I recommend approval of the request to permanently zone the subject 1.33 acre site to R-2.

MR. DARR: Second.

MS. GEUEA JONES: Motion made by Commissioner Wilson, seconded by Commissioner Darr. Is there any discussion on the motion? Seeing none. Commissioner Brodsky, when you're ready, may we have a roll call?

MR. BRODSKY: We may. Commissioner Stockton?

MS. STOCKTON: Vote yes.

MR. BRODSKY: Commissioner Gray?

DR. GRAY: Yes.

MR. BRODSKY: Commissioner Darr?

MR. DARR: Yes.

MR. BRODSKY: Ortiz is absent. Stanton is absent. Commissioner Geuea Jones?

MS. GEUEA JONES: Yes.

MR. BRODSKY: My vote is yes. Commissioner Wilson?

MS. WILSON: Yes.

MR. BRODSKY: And Commissioner Walters?

MR. WALTERS: Yes.

MR. BRODSKY: The motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. Our next case and last case for the evening.