



701 East Broadway, Columbia, Missouri 65201

Council Memo

Department Source: Community Development

To: City Council

From: City Manager & Staff

Council Meeting Date: August 3, 2026

Re: 180 W. Brown School Road – Annexation Public Hearing (Case #199-2026)

Impacted Ward: Ward 2

Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of 75.51 acres of land located at the southeast corner of the intersection of Brown School and Creasy Springs Roads. The subject site is currently zoned Boone County R-S (Single Family Residential) and the applicant seeks City R-1 (Single Family Dwelling) zoning upon annexation. The proposed permanent zoning request was heard by the Planning and Zoning Commission on July 23, 2026.

Discussion

Allstate Consultants (agent), on behalf of Bluegill Land & Cattle LLC (owner), is seeking approval to annex 75.51 acres into the city of Columbia. The applicant requests R-1 permanent zoning be assigned to the property upon its annexation. The subject property is located southeast of the intersection of Brown School and Creasy Springs Roads. The site is presently zoned County R-S and is improved with three single-family homes and a number of accessory structures. A concurrent permanent zoning request (Case # 159-2026) was considered by the Planning & Zoning Commission on July 23, 2026.

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 R-1 zoning as the parcel's permanent zoning. The surrounding property is zoned County R-S, with City A (Agriculture) zoning to the south, and R-1 to the east. The requested R-1 zoning is viewed as equivalent to County R-S zoning. While the permanent zoning would be considered inconsistent with the Columbia Imagined Future Land Use Map designation of "Open Space District" (applied in 2013 based on the then existing agricultural zoning), assigning R-1 zoning is believed to be appropriate based on the surrounding land use context to the south and east, and given the subject tract is located at a significant traffic node where ample vehicular access would support greater build-out of the site at the R-1 density level.

The property is currently served by Boone Electric Cooperative, but is otherwise served by the City for all other utilities. The existing homes on the site are currently served by onsite sewer treatment facilities which will be removed upon redevelopment of the site. Sewer extensions

would be made from an existing force main southeast of the site to the lots resulting from the proposed subdivision action, at the developer's expense.

The Planning and Zoning Commission considered the permanent zoning (Case #159-2026) at its July 23, 2026 meeting. The full Planning and Zoning Commission staff report, as well as meeting excerpts are attached for reference.

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, a zoning graphic, annexation petition, and proposed preliminary plat are attached for reference.

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
07/20/2026	Set a public hearing relating to annexation of this site. (Res. 124-26)

Suggested Council Action

Hold the public hearing as required by State Statute.