



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: 1.68 Acres E of 4200 Rock Quarry Rd - Set Public Hearing (Case #233-2026)

Impacted Ward: Ward 6

Executive Summary

Approval of this resolution would set September 8, 2026 as the required public hearing date for the annexation of 1.68-acres of land located east of property addressed 4200 Rock Quarry Road. The site is undeveloped, unaddressed, and currently zoned Boone County A-2 (Urban Agriculture). The applicant seeks City R-1 (One-Family Dwelling) zoning upon annexation. A public hearing is required, per State Statute, prior to final consideration of the proposed annexation and permanent zoning request by City Council. The Planning and Zoning Commission held a public hearing on the permanent zoning of the subject acreage on July 23, 2026.

Discussion

Carolyn Mathews (owner), is seeking approval to have 1.68-acres annexed into the City of Columbia and have it assigned R-1 zoning as its permanent City zoning. The permanent zoning will be introduced under separate cover (Case #171-2026) on the September 8 Council agenda.

The subject property is located east of the property addressed 4200 Rock Quarry Road which is also owned by the applicant. The subject site is presently zoned County A-2 and is undeveloped and unaddressed. A concurrent R-1 rezoning request (Case #170-2026) for the property directly abutting this site to the west, as well as this case, were considered by the Planning and Zoning Commission on July 23, 2026. If both are approved, it would result in approximately 3.95-acres of R-1 zoned property being annexed into city limits.

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 requested annexation is sought so the subject site and the immediately adjacent 2.27-acres, to the west, can obtain "legal lot" status and be capable of future development or redevelopment. Given neither parcel presently meet minimum lot area requirements of either the City's or Boone County's zoning ordinances building permits cannot be issued.

The surrounding property is all in the City, and is zoned A (Agriculture) to the west, R-1 to the south and east, and PD to the north and east. The PD zoned property contains only one and two-family dwellings, all of which are in condominiums. The requested R-1 zoning is

considered an “upzoning” from the current County A-2 zoning and is viewed as equivalent to County R-S zoning.

The permanent zoning would be considered consistent with the Columbia Imagined Future Land Use Map designation of principally “Neighborhood District”. Assigning R-1 zoning is believed to be more appropriate than A zoning based on the surrounding land use context to the south, north and east, and due to the concurrent R-1 rezoning request being made for the parcel directly to the west of this site. The requested R-1 zoning does not introduce any new uses to the site, but would permit greater residential density than County A-2 zoning, or City A zoning.

The property is not served by utilities as it has not been developed, but will be served by the City for water, electric, and sewer when it is developed. Existing services around the site will need to be extended/upgraded to support the future uses on the property.

The Planning and Zoning Commission considered the permanent zoning (Case #171-2026) at its July 23, 2026 meeting. The permanent zoning case is scheduled to be introduced at the September 8, 2026 Council meeting, under separate cover. The full Planning and Zoning Commission staff report, as well as meeting excerpts will accompany the introduction of the permanent zoning request.

Public notice relating to the proposed permanent zoning was provided 15 days in advance 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, Boone County zoning graphic, and annexation petition inclusive of the site's legal description are attached.

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.

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



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Legislative History	
Date	Action
N/A	N/A

Suggested Council Action
Set September 8, 2026 as the required public hearing for the annexation of this site as required by State Statute.