

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
January 22, 2025**

**SUMMARY**

A request by the City of Columbia (owner) seeking approval of R-1 (One-family Dwelling) district permanent zoning, subject to annexation, of a 4.64-acre parcel located southeast of the intersection of E. Highway WW and El Chaparral Avenue. The subject parcel is presently comprised of two lots zoned Boone County R-S (Single Family Residential) and C-G (General Commercial) that is commonly addressed as 1020 S El Chaparral Avenue.

**DISCUSSION**

The applicant is requesting approval to assign permanent City R-1 (One-Family Dwelling) zoning to the subject 4.64- acre site located southeast of the S El Chaparral Avenue and E. Highway WW intersection, commonly addressed as 1020 S El Chaparral Avenue upon its annexation into the City's corporate limits. The subject property is presently zoned County R-S (Single Family Residential) and C-G (General Commercial).

The site is surrounded by County A-R (Agriculture, Residential) and City R-1 to the north, County R-M (Moderate Density Residential) to the east, County R-S to the south, and County C-G to the west. The site is located Within the County R-S R-M zoning districts there are single-family and duplex lots, respectively, along the southern half of the site. To the west, the site abuts a gas station on County C-G zoned property, and a Boone County Fire Station is located to the north on A-R zoned property. The Brooks Subdivision, Plat No. 3 is to the northwest of the site and is deemed contiguous with the site thereby permitting a direct annexation into the city's corporate limits. The request for R-1 is considered consistent with the surrounding parcels and uses and constitute a "downzoning" of the property given the majority of the site is presently zoned C-G.

The site was last subdivided in 1979 as "El Chaparral Plat No. 8", containing 2 lots. The City of Columbia purchased the subject site in June 2023 after an extensive search for a suitable site for a new fire station to serve eastern Columbia. The subject site is contiguous with Columbia's corporate limits with The Brooks subdivision at a common lot denoted as C2 on The Brooks Subdivision Plat No. 3.

The subject lot, upon annexation and assignment of R-1 zoning, would be considered "legal" by the definitions contained within the UDC. Given this status and the existence of its current driveway connection to S El Chaparral Avenue, no modifications to its access are triggered by this request. The end user, Columbia Fire Department, intends to build a new fire station on the subject site. The existing building will be retained for administrative purposes. Furthermore, given the future "legal" status of the parcel and lack of any desired lot configuration changes no sidewalk would be required to be installed along the site's S El Chaparral or E. Highway WW frontage. Sidewalk installation may be triggered if future redevelopment or resubdivision of the parcel were proposed.

The subject site is currently served by Boone Electric, Public Water Supply District (PWSD) #9 water, and Boone County Regional Sewer District (BCRSD) sewer. The existing sewer servicing the parcel is inter-connected to the City's sewer lines for treatment pursuant to a previously approved connection agreement. The purpose of the requested permanent zoning and

subsequent annexation is to ensure that a future City asset is located within the corporate limits and subject to all City of Columbia development requirements.

The subject site is identified on as a “Commercial District” on the Future Land Use Map within Columbia Imagined which was applied to the property based on its zoning at the time of Plan adoption in 2013. Permanent zoning and subsequent annexation of the site would amend the land use designation to “Residential” which is believe more appropriate based on the surrounding land use context to the south and east. The requested R-1 zoning permits the desired new fire station and ancillary fire department uses. The loss of commercial zoning on this site is not viewed as deferential to the surrounding development given the existing C-G zoning to the west and commercial zoning to the east at Elk Park Drive and further east at Rolling Hill Road and Highway WW.

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 4.64-acre site to R-1.

### **ATTACHMENTS**

- Locator Maps
- Zoning Graphic

### **SITE CHARACTERISTICS**

|                               |                                                                                    |
|-------------------------------|------------------------------------------------------------------------------------|
| <b>Area (acres)</b>           | 4.64 acres                                                                         |
| <b>Topography</b>             | Flat                                                                               |
| <b>Vegetation/Landscaping</b> | Already developed                                                                  |
| <b>Watershed/Drainage</b>     | N/A                                                                                |
| <b>Existing structures</b>    | 1 structure presently exists on the site and are addressed 1020 S El Chaparral Ave |

### **HISTORY**

|                                              |                                                                           |
|----------------------------------------------|---------------------------------------------------------------------------|
| <b>Annexation date</b>                       | Pending annexation                                                        |
| <b>Zoning District</b>                       | Boone County R-S (Single Family Residential) and C-G (General Commercial) |
| <b>Land Use Plan designation</b>             | Commercial District                                                       |
| <b>Previous Subdivision/Legal Lot Status</b> | Legal Lot                                                                 |

### **UTILITIES & SERVICES**

|                        |                                                                |
|------------------------|----------------------------------------------------------------|
| <b>Sanitary Sewer</b>  | Boone County Reginal Sewer (BCRSD)                             |
| <b>Water</b>           | Public Water Supply District (PWSD) #9                         |
| <b>Fire Protection</b> | Boone County Fire Department, City of Columbia upon annexation |
| <b>Electric</b>        | Boone Electric                                                 |

**ACCESS**

| South El Chaparral Avenue |                       |
|---------------------------|-----------------------|
| <b>Location</b>           | Western edge of site  |
| <b>Major Roadway Plan</b> | Local non-residential |
| <b>CIP projects</b>       | N/A                   |
| <b>Sidewalk</b>           | 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 January 5 of the pending action. 71 letters were sent. An ad was placed in the Columbia Daily Tribune on January 6, advertising the public hearing relating to the permanent zoning of the property.

|                                             |      |
|---------------------------------------------|------|
| <b>Notified neighborhood association(s)</b> | None |
| <b>Correspondence received</b>              | None |

Report prepared by Kirtis Orendorff

Report approved by Patrick Zenner