

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 16, 2026

Re: 1020 South El Chaparral – Permanent Zoning (Case #56-2026)

Impacted Ward: Ward 6

Executive Summary

Approval of this request would assign City R-1 (One-family Dwelling) district zoning, upon annexation, to a 4.64-acre parcel of city-owned property located southeast of the intersection of E. Highway WW and S. El Chaparral Avenue addressed as 1020 S. El Chaparral Avenue. The requested annexation and assignment of permanent zoning is sought in advance of redeveloping the subject acreage with a new City of Columbia fire station and ancillary fire department uses. The required public hearing on the proposed annexation (Case # 73-2026) will appear concurrently on the Council's February 16, 2026 agenda under separate cover.

Discussion

The City of Columbia (owners), is seeking approval to have 4.64-acres assigned permanent City R-1 (One-family Dwelling) district zoning, upon annexation. The subject acreage is presently zoned Boone County R-S (Single Family Residential) and C-G (General Commercial). The proposed annexation and permanent zoning are sought in advance of future redevelopment of the site with a new City of Columbia fire station and ancillary fire department uses. The subject acreage is located southeast of the intersection of E. Highway WW and S. El Chaparral Avenue addressed as 1020 S. El Chaparral Avenue.

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. Within the County R-S and 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 subject site is identified 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 believed 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 detrimental 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 subject site is considered a “legal lot” by the definitions contained within the UDC. Given this status and the lack of any desired lot configuration changes requiring a platting action, there would be no sidewalk installation required along the site's S El Chaparral or E. Highway WW frontage. As part of the public hearing relating to this request, a member of the public expressed concern that sidewalk would not be required to be installed and encourage such installation to address public safety.

The subject site is currently served by Boone Electric, Public Water Supply District (PWSD) #9, 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 annexation and permanent zoning is to ensure that a future City asset is located within the corporate limits and subject to all City of Columbia development requirements.

The Planning and Zoning Commission considered this request at its January 22, 2026 meeting. Staff presented the details of the request and was available for questions from the Commission. One member of the public spoke, citing concerns regarding current and future traffic flow at the intersection of S. El Chaparral and E. Highway WW. Staff explained that access and improvements to the intersection would be controlled by MoDOT given their jurisdiction over E. Highway WW. Staff noted that they were unaware of any proposed access to the site from E. Highway WW directly and understood access would be secured from S. El Chaparral using the existing driveway approaches.

Following no additional public comments and limited additional Commission discussion, a motion was made to recommend approval of R-1 permanent zoning, upon annexation, of the subject site. The motion was approved by a vote of (8-0). The Commission stated for the public record that the recommendation given was only upon the permanent R-1 zoning and that consideration of the future annexation of the property was a City Council policy decision.

The Planning and Zoning Commission staff report, locator maps, zoning graphic, public correspondence, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion costs would be the responsibility of the city.

Long-Term Impact: Recurring payments for services such as electric, water and sewer to entities other than the City of Columbia and expenses associated with facilities

maintenance. Such expenditure will be addressed as part of the operations budget associated with the Fire Department and/or Public Works interdepartmental charges.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable 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
2/2/2026	Set a public hearing relating to annexation of this site. (Res. 18-26)

Suggested Council Action

Approve assignment of City R-1 (One-family Dwelling) district zoning, upon annexation, to the subject 4.64-acre parcel as recommended by the Planning and Zoning Commission.