



701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 2, 2026

Re: 1020 South El Chaparral Avenue - Set Public Hearing (Case #73-2026)

Impacted Ward: Ward 6

Executive Summary

Approval of this resolution would set February 16, 2026 as the required public hearing date for the annexation of 4.64 acres of land located southeast of the intersection of E. Highway WW and S. El Chaparral Avenue. The site includes the address 1020 S El Chaparral Avenue. The subject site is currently zoned Boone County R-S (Single Family Residential) and C-G (General Commercial) and the applicant seeks City R-1 (Single Family Dwelling) zoning upon annexation. A public hearing is required, per State Statute, prior to final consideration of the proposed annexation and permanent zoning requests by City Council. The Planning and Zoning Commission held a public hearing on the permanent zoning of the subject acreage on January 22, 2026.

Discussion

The City of Columbia (owners), are seeking approval to have 4.64-acres annexed into the City of Columbia and have it assigned R-1 zoning as its permanent City zoning. The subject property is located southeast of the intersection of E. Highway WW and S. El Chaparral Avenue and is addressed 1020 S El Chaparral Avenue. The site is presently zoned County R-S and C-G and improved with a former church and is to be redeveloped for use as a new City of Columbia fire station and ancillary fire department uses. A concurrent permanent R-1 zoning request (Case #56-2026) was considered by the Planning and Zoning Commission on January 22, 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 requested annexation is sought to ensure that a future city asset is within the City's corporate limits and subject to all City of Columbia development requirements and restrictions.

The applicant is seeking R-1 zoning as the parcel's permanent zoning. The surrounding property is zoned 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 requested R-1 zoning is considered a "down-zoning" from the current County C-G zoning and 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 "Commercial District" (applied in 2013 based on the



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then existing zoning), assigning R-1 zoning is believed to be 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 property is currently served by Boone Electric, PWSD #9 for water, and BCRSD for sewer. The existing sewer service is inter-connected to the City's sewer lines for treatment through a previously approved connection agreement. All existing services provided to the site are sufficient to support the future uses intended on the property.

The Planning and Zoning Commission considered the permanent zoning (Case #56-2026) at its January 22, 2026 meeting. The permanent zoning case is scheduled to be introduced at the February 16, 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 (January 6, 2026) of the Commission's January 22, 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 January 22, 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.



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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
N/A	N/A

Suggested Council Action

Set February 16, 2026 as the required public hearing for the annexation of this site, which includes the address of 1020 S. El Chaparral Avenue, as required by State Statute.