



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: Cambridge Place Plat 5 – Final Plat (Case # 168-2026)

Impacted Ward: Ward 6

Executive Summary

Approval of this request would result in the subdivision of Lot 4 of Cambridge Place Plat 4, into seven lots. Five lots would be for the purpose of constructing detached single-family homes, and the remaining two lots are proposed to be common lots for devoted to vehicular access and for stormwater management and buffering along the northern boundary of the subject parcel. The 2.34-acre subject parcel is located west of the terminus of Scarborough Drive.

Discussion

A Civil Group (agent), on behalf of PBG Properties, LLC (owner), is seeking approval of a 7-lot replat of Lot 4 of Cambridge Place Plat 4, to be known as Cambridge Place Plat 5. The existing lot is 2.34-acres in size, and takes access off the west side of the vehicular turnaround at the southeastern end of Scarborough Drive.

Standard 10-foot utility easement are rededicated on the proposed plat along the 42-foot frontage on Scarborough Drive, in accordance with City subdivision standards. All other easements of record are depicted on the plat, including a public access, drainage, and sanitary sewer easement along the northern edge of Lot C507. A sanitary sewer easement is dedicated by the plat, entering the site from the north to serve each resulting lot. Lot C507 is not intended for development, and acts as a natural buffer between the proposed lots and the existing lots to the north within the previous phases of the Cambridge Place development.

Access to the proposed lots is achieved via a private access drive within Lot C506, which is capped with a Fire Code-compliant vehicular turnaround at its west end. The common lot is generally 22 feet in width, and is encumbered entirely with an ingress/egress easement. A 40-foot utility easement is then dedicated over Lot C506 to serve each lot, mimicking the standard 10-foot street frontage easements along the entire frontage of the private access drive.

Pursuant to Sec. 29-5.2(d) of the UDC and given the attached plat is considered a "resubdivision/replat", approval of this request is subject the following three (3) criteria. Staff analysis of these criteria are shown in **bold** text.

1. The resubdivision would not eliminate restrictions on the existing plat upon which neighboring property owners or the city have relied, or, if restrictions are eliminated, the removal of such restrictions is in the best interest of the public.

The proposed plat would not remove any restrictions from the existing plat. Existing utility easements are maintained and depicted on the plat, and all new easements necessary for the proposed development are dedicated by the plat.

2. Adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided to meet the needs of the resubdivision, or, there will be no adverse effect on such infrastructure facilities caused by the resubdivision.

Staff has evaluated the existing utility infrastructure, and did not identify any limitation or additional concerns. Any additional upgrades or extensions to serve the development is to be installed at the expense of the property owner.

3. The replat would not be detrimental to other property in the neighborhood, or, if alleged to be detrimental, the public benefit outweighs the alleged detriment to the property in the neighborhood.

Staff does not anticipate any detrimental impacts on the adjacent properties resulting from the replat. Development on the subject parcel is constrained by the permitted uses of the R-1 district and must conform to all applicable dimensional standards. The proposed development anticipated with the approval of the replat request will be consistent with the surrounding land uses.

The proposed final plat has been reviewed by both internal/external staff and agencies and has been found to be compliant with all provisions of the UDC. All applicable easements of record are depicted on the attached plat, and new easements to be dedicated are shown on the plat where necessary.

Locator maps and the proposed final plat are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with the extension or relocation of public utility infrastructure will be borne by the applicant.

Long-Term Impact: Any potential impact may or may not be offset by increased user fees and/or property tax collection.

Strategic & Comprehensive Plan ImpactStrategic Plan Impacts:

Primary Impact: Not Applicable, 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
11/30/2020	Approved Cambridge Place Phase 4 Preliminary Plat (Res. 24-21)
06/21/2021	Approved Cambridge Place Plat 4 (Ord. 024667)

Suggested Council Action

Approve the proposed replat to be known as, "Cambridge Place Plat 5."