



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: 4200 Rock Quarry Road – Rezoning (Case #170-2026)

Impacted Ward: Ward 6

Executive Summary

Approval of this request would rezone approximately 2.27-acres of land from the A (Agriculture) district to the R-1 (One-family Dwelling) district. The subject site is located around 400 feet south of the intersection of Rock Quarry Road and Scarborough Drive, and includes the address 4200 Rock Quarry.

Discussion

Carolyn Mathews (owner) requests approval to rezone 2.27-acres from the A zoning district to the R-1 zoning district. The subject property is located 400 feet south of the intersection of Rock Quarry and Scarborough Drive on the east side of Rock Quarry. The site is presently improved with a single-family home and an accessory structure. The parcel directly to the east of this site is also requesting R-1 permanent zoning upon annexation concurrently, but will be approved one meeting later as the public hearing for the annexation must be set before the permanent zoning may be approved.

The surrounding property is zoned City A to the west, and a portion to the south, R-1 to a portion to the south, County A-2 (Urban Agriculture) to the east, and PD to the north. The PD zoned property allows residential uses, principally detached single-family homes and two-family dwellings, all in condominiums.

Agriculture (A) zoned lots require a minimum of 2.5-acres of land in order to be considered conforming to zoning requirements. As the subject site currently does not meet the definition of “lot”, it could not receive a building permit until the property is conferred “legal lot” status via a platting action. A platting action is not pursuable given the parcel is presently non-conforming, given its size, unless a Board of Adjustment variance were granted.

As such, the applicant seeks to rezone the subject 2.27-acres site and under separate cover request annexation and permanent zoning of the adjacent 1.68-acre parcel to the east, which they also own. This combination of actions will enable a subdivision plat to be submitted and redevelopment of the overall combined 3.95-acre property to occur. The applicant is actively marketing the subject property for sale.

Staff believes that the requested R-1 zoning for the subject site and the proposed annexation site to the east provides greater flexibility for future development and redevelopment of combined properties and does not introduce any new uses not presently available in A zoning, nor does it introduce incompatible density. The principal impact of this rezoning would be greater potential for residential density if/when redevelopment occurs. It is of note

that the R-1 district is the least dense strictly residential zoning district in the city. The requested R-1 rezoning is consistent with the Columbia Imagined Future Land Use Map designation of the property as being in the "Neighborhood District". Assigning R-1 zoning is believed to be appropriate based on the surrounding land use context.

The subject property will need both a preliminary and final plat approved before a building permit could be issued. Between or before preliminary platting and final platting, a water main must be extended to serve the property. Rezoning of this property to a residential zoning district would not retroactively result in it being considered a legal lot.

This property also lies within the Scenic Roadway Overlay (SR-O) along Rock Quarry. Any development or redevelopment of this site must comport with the provisions of Sec. 29-2.3(b)(4). Compliance will be determined at the time of building and land disturbance plan review.

The subject property is located within the City of Columbia Urban Service Area, and the site was noted as being a "tier 1" growth priority area, as it does not require extensive utility extension, nor annexation. The property is will be served by the City for all utilities when redeveloped. Utility extensions will be made at the developer's expense.

The Planning and Zoning Commission held a public hearing on this request at its July 23, 2026, meeting. Staff presented their report and summarized the findings regarding the application's conformance with the comprehensive plan, surrounding land use context, and utility capacity. The Commission asked about development opportunity for this site. Staff noted that it would require platting and utility extension before a building permit or certificate of occupancy could be issued. The agent spoke briefly and was open for questions. The agent noted that the request was mostly made to make the property more marketable for sale for someone else to develop. No members of the public spoke in regards to the request.

Following limited additional discussion, a motion was made to approve the requested rezoning from A to R-1. The motion passed by a vote of 8-0.

A copy of the Planning and Zoning Commission staff report, locator maps, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: No short-term costs are expected for the city. All necessary improvements are to be installed at the developer's expense.

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

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
NA	None

Suggested Council Action

Approve the rezoning of the 2.27-acre subject site from the A district to the R-1 district, as recommended by the Planning and Zoning Commission.