

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
May 07, 2026

Case Number 121-2026.

A request by A Civil Group, agent, on behalf of PBG Properties, LLC (owner), for approval of a seven-lot preliminary plat to be known as "Cambridge Place Phase 2". The 2.34-acre subject site is zoned R-1 (One-family Dwelling) and is located west of the current terminus of Scarborough Drive, approximately 1.100 feet southeast of Rock Quarry Road.

MS. GEUEA JONES: May we please have a staff report.

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the Cambridge Place plat, or Phase 2 preliminary plat pursuant to minor technical corrections because the plat was not approved at the time of the agenda.

MS. GEUEA JONES: Thank you. Before we got to questions for staff, if any of my fellow Commissioners have had contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Are there any questions for staff? Seeing none. We will open the floor to public comment.

PUBLIC HEARING OPENED

If any member of the public is here to speak on this case, please come forward. State your name and address for the record. We allow for six minutes for the applicant and a representative of group, and three minutes for individuals.

MR. GEBHARDT: Thank you. My name is Jay Gebhardt; I'm a land surveyor and an engineer. I own a company called A Civil Group. I'm here tonight representing Piper and Forest Gray, who are the owners of this lot, plus the lots there in Plat 4. I think this is pretty straightforward. We did meet with the neighborhood probably almost two months ago now, six to eight weeks ago, and there were some comments and concerns. But I think in plotting the large common area lot to the north as the buffer, we're going to try to save as many trees as we can along that stream that runs along there. And it's, like I said, it's pretty straightforward, single family, not -- not that big a change from what's out there now. So --

MS. GEUEA JONES: Thank you. Are there any questions for this speaker? Seeing none. Thank you, Jay.

MR. GEBHARDT: Thank you.

MS. GEUEA JONES: Any other member of the public to speak on this case, please come forward. Seeing -- oh. Please come forward.

MS. HERNER: Thank you, all. My name is DK --

MS. GEUEA JONES: Can you pull --

MS. HERNER: That down?

MS. GEUEA JONES: Yeah. Thanks.

MS. HERNER: Hey, Sharry, I know you.

MS. GEUEA JONES: Yes.

MS. HERNER: I couldn't see you from back there. So I represent the Cambridge Place Homeowners Association, the multi -- the developers.

MS. GEUEA JONES: Oh, prior DK, can you give them your name and address.

MS. HERNER: Oh. DK Herner, H-I-R-E, 4018 Juniper Place.

MS. GEUEA JONES: Thank you. Go ahead.

MS. HERNER: Okay. Sorry about that. Never been to one of these before. So, anyway, I'm with the president of the Cambridge Place Homeowners Association, and we just have a few questions for clarification. And I will tell you at the end, an older person sitting in the back, it's a little hard to see those maps, even up on -- on the screens. So a pointer would have been helpful. Anyway, so the

question that we have, the area is zoned R-1, one-family dwelling, which I understand means that no more than three unrelated people can live there; is that correct?

MS. GEUEA JONES: If it is original, yes. They are changing that definition. We're in the process of changing that definition, yeah.

MS. HERNER: Okay. Because that's the concern, that -- that we don't have a lot of rentals in that area.

MS. GEUEA JONES: Yeah.

MS. HERNER: Okay. The second question I have that someone asked me to ask is in regard to the private street that's going to serve the lots. Well, the street lights -- proposed street lights impact at, firstly, the people who are just to the north. Will those street lights shine into the backs of their houses. So I wanted to raise that issue.

MS. GEUEA JONES: That would be something that would be a good question for the engineer, but I know that we have lighting control ordinances and that sort of thing. Probably a little bit much to get into detail here.

MS. HERNER: Okay.

MS. GEUEA JONES: But there are rules.

MS. HERNER: Okay. And then the third one -- another question that someone asked is -- regards the description where it says proposed preliminary plat extends the existing 20-foot access easement serving the tree preservation lot along the northern edge of Lot C1, which is also denoted for drainage and sanitary sewer. And the question is, is it common to have a tree preservation lot combined with drainage and sanitary sewer?

MS. GEUEA JONES: That's a question for staff.

MR. PALMER: Yeah. Let me clarify a little bit. So the tree preservation lot is that piece that's just offsite from this plat. It's this area over here. You can see that.

MS. HERNER: Over there, yeah.

MR. PALMER: Yeah. And so we do require an easement for access purposes to maintain that so you can go in and clear undergrowth and things of that nature. That same easement, though, or a portion of that easement also acts as a drainage easement all the way through here.

MS. HERNER: Okay.

MR. PALMER: And then I do believe -- let's see. There's a ten-foot utility easement, and then a 16-foot drainage easement, and then a 20-foot access easement. So it's all kind of staked up in that location. It did cross this lot, which was already platted, Lot 407, and this plat probably come with the final plat will extend that all the way across the length of Lot C1, that low number.

MS. HERNER: Okay. And so -- and so when the Scarborough -- the Scarborough extension will not be the same width as Scarborough, it'll be a more narrow street, the private street that serves the houses.

MR. PALMER: So the private street will come off of that, the cul-de-sac turnaround, and it will be the 22 feet in width. And Scarborough will be built out at the same width as the -- the constructed piece of Scarborough.

MS. HERNER: Okay. Thank you very much. And the next question is -- see that one. Scarborough -- and the only thing -- other thing that we would request is that it not be placed on the consent calendar for the City Council meeting.

MS. GEUEA JONES: Thank you. Any questions for Ms. Herner? Seeing none. Would you make sure that you give Jay your contact information before you leave.

MS. HERNER: Sure. Oh, yeah. Jay and I talk regularly.

MS. GEUEA JONES: Oh. You need -- okay. And these are all dead. Thank you very much. Anyone else to speak on this case? Seeing none. We will close public comment.

PUBLIC HEARING CLOSED.

MS. GEUEA JONES: Commissioner comment. Are there any Commissioner comments on this case? I will just comment briefly because I don't think we've done it before with this entire group of Commissioners. We do have the ability to recommend that this not be placed on the consent calendar. That is a separate motion that takes place after the vote generally. It's been a while since we did it, so --

MR. CRAIG: Yeah. And it's just that a recommendation -- this court doesn't have the authority to rule.

MS. GEUEA JONES: No.

MR. CRAIG: So -- but then, again, actually anyone can move, so we convey that in our

recommendation, for sure.

MS. GEUEA JONES: And we've done that before.

MR. CRAIG: Yes.

MS. GEUEA JONES: We just don't do it a lot, so -- okay. Any other Commissioner comments? Seeing none. Would someone like to make a motion? Anyone at all? Commissioner Walters?

MR. WALTERS: Yes. I'd like to make a motion regarding Case Number 121-2026 regarding the Cambridge Place ease to a preliminary plat, I recommend approval of the infill development, a resurfaced area, and recommend the approval -- sorry. I was talking about the record being approved in Cambridge Place, based to the preliminary plat pursuant to minor technical corrections. The final approval that requires significant tree inventory, which was done today.

DR. GRAY: Second.

MS. GEUEA JONES: Moved by Commissioner Walters; seconded by Commissioner Gray. Is there any discussion on the motion? Seeing none. Commissioner Brodsky, may we have a roll call.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Stockton, Mr. Walters, Mr. Brodsky, Mr. Darr, Ms. Geuea Jones, Dr. Gray, Ms. Ortiz, Mr. Stanton. Motion carries 8-0.

MS. GEUEA JONES: Thank you. Would anyone like to officially make the recommendation for consent based on the neighbors' request. Okay. Then we remove it from the consent. Okay. I will make a motion that we recommend to City Council they remove this from the consent agenda pursuant to the request of the Cambridge Place Neighborhood Association.

MR. STANTON: Second.

MS. GEUEA JONES: Seconded by Commissioner Stanton. Is there any discussion on that motion? Seeing none. Commissioner Brodsky, when you're ready, please, give us a roll call.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Stockton, Mr. Walters, Mr. Brodsky, Ms. Geuea Jones, Dr. Gray, Ms. Ortiz, Mr. Stanton. Voting No: Mr. Garr. The motion carries 7-1.

MS. GEUEA JONES: All right. Thank you. Those recommendations will be forwarded to City Council. Moving on.