



701 East Broadway, Columbia, Missouri 65201

Council Memo

Department Source: Community Development

To: City Council

From: City Manager & Staff

Council Meeting Date: June 1, 2026

Re: Cambridge Place Phase 2 – Preliminary Plat (Case # 121-2026)

Impacted Ward: Ward 6

Executive Summary

Approval of this request will result in the creation of a 7-lot preliminary plat containing 2.34 acres, to be known as Cambridge Place Phase 2. The subject site is located approximately 1,000 feet southeast of the intersection of Rock Quarry Road and Scarborough Drive. The subject parcel is zoned R-1 (One-family Dwelling).

Discussion

A Civil Group (agent), on behalf of PBG Properties, LLC (owner), is seeking approval of a 7-lot preliminary plat to be known as, Cambridge Place Phase 2. The 2.34-acre subject site is located off the unbuilt southeastern terminus of Scarborough Drive, east of Rock Quarry Road. The proposed preliminary plat contains provisions for 5 single-family development lots and two common lots.

Lot C1 is located along the northern boundary of the subject parcel, doubling as both a buffer between the proposed lots and the lots to the north, open space, and housing an existing 20-foot utility and drainage easement along this same boundary. Lot C2 is generally 20 feet in width and is intended for vehicular access to the proposed lots. The lot is also encumbered by a 20-foot access easement, and a 40-foot utility easement to serve each resulting lot in place of the standard 10-foot street frontage utility easements, which are to be provided on the 60 feet of frontage with Scarborough Drive on Lots C2 and 501. The site is also served by a 16-foot sanitary sewer easement, crossing the site from north to south near the front of Lots 504 and 505, then turning to the east along the rear of Lots 501-503.

The Planning & Zoning Commission was presented with this request at their May 7, 2026 meeting. The applicant gave an overview of the request, and a representative of the Cambridge Place Homeowner's Association spoke with minor concerns. After limited further discussion, the Commission made a motion to approve the preliminary plat, which passed unanimously (8-0). Another motion was then passed (7-1) requesting that the case be placed on Old Business when it reaches the City Council agenda.

Planning & Zoning staff report, locator maps, the proposed preliminary plat, and meeting excerpts are attached for reference.

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 Impact

Strategic 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 |
|----------|--|
| 06/21/21 | Approved: Cambridge Place, Plat 4. (Ord. # 024667) |

Suggested Council Action

Approve the “Cambridge Place Phase 2, Preliminary Plat” as recommended by the Planning and Zoning Commission.