

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 7, 2026**

SUMMARY

A request by A Civil Group (agent), on behalf of PBG Properties, LLC (owner), for approval of a 7-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.

DISCUSSION

The applicant seeks approval of a preliminary plat containing provisions for 5 new single-family lots on their R-1 zoned land located southeast of the intersection of Rock Quarry Road and Scarborough Drive. The proposed lots are accessed via a private street extending to the west from the southeastern terminus of Scarborough Drive. The private street is located within a central common lot, generally 22 feet in width, providing vehicular access to each resulting lot. The private street is then terminated with a fire code compliant hammerhead turnaround, with a leg extending southward roughly 70 feet providing access Lot 504 near the southwest corner of the parcel.

The lot immediately west of the subject site was established as the tree preservation area with the Cambridge Place Plat 4, which was the previous platting action inclusive of the subject acreage. The proposed preliminary plat extends the existing 20-foot access easement serving this tree preservation lot along the northern edge of Lot C1, which is also denoted for use for drainage and sanitary sewer. Sewer service is to be located at the rear of Lots 501-503, with the proposed sewer line and its corresponding easement then crossing the front of Lot 504 and 505, and finally connecting across Lots C2 and C1 to the existing sewer main adjacent to the northern property line of the subject parcel.

Sidewalks presently exist along the constructed portion of Scarborough Drive, which will be extended to serve as access to the subject parcel. The remaining sidewalks will be constructed with the completion of Scarborough Drive. The site lies within the City’s Urban Service Area and all utilities and services are to be provided by the City. Adequate easements are being proposed to provide connections for all necessary utilities. No concerns were expressed by City staff with respect to available infrastructure capacity necessary to serve the additional lots.

CONCLUSION

Staff finds the proposed subdivision layout to be appropriate and supported by the goals and objectives of Columbia Imagined, which seek to prioritize infill development. The site is currently under-utilized and is located within an area of similar residential development. Adjacent zoning districts include R-1 to the south, with PD (Planned District) zoning to the east. Earlier phases of the Cambridge Place neighborhood, which includes a mix of single and two-family dwellings, also lie immediately to the north of the subject site.

RECOMMENDATION

Approve the proposed preliminary plat pursuant to minor technical corrections in order to allow for final approval of the required significant tree inventory.

ATTACHMENTS

1. Locator Maps
2. Proposed Preliminary Plat

HISTORY

Annexation date	1998
Zoning District	R-1 (One-Family Dwelling)
Land Use Plan designation	Neighborhood

Previous Subdivision/Legal Lot Status	Lot 406, Cambridge Place Plat 4
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SITE CHARACTERISTICS

Area (acres)	2.34 acres
Topography	Sloping generally to the northwest
Vegetation/Landscaping	Wooded
Watershed/Drainage	Little Bonne Femme Creek
Existing structures	None

UTILITIES & SERVICES

Water	City of Columbia
Sewer	
Electric	
Emergency Services	

ACCESS

Scarborough Drive

Location	East of subject site
Major Roadway Plan	Local Residential
CIP projects	None
Sidewalk	Existing, but required in conjunction with roadway extension

PARKS & RECREATION

Neighborhood Parks	Rock Quarry Park
Trails Plan	None
Bicycle/Pedestrian Plan	None

PUBLIC NOTIFICATION

Public Notification Responses	None
Notified neighborhood association(s)	Cambridge Place, Forest Park South, Village at Bearfield, and Bearfield Meadows HOAs; Grindstone/Rock Quarry, and Bearfield Meadows NAs

All property owners and tenants within 200 feet, and City-recognized neighborhood associations within 1,000 feet of the boundary of the subject property were notified of this pending request via advanced notice on March 30, 2025. This included 37 property owners and 6 neighborhood organizations. No correspondence was received in relation to this request.

Report prepared by: Rusty Palmer

Approved by: Patrick Zenner