

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 23, 2026**

SUMMARY

A request by Carolyn Mathews (owner) for approval to rezone 1.98 acres of property from the A (agriculture) zoning 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

The applicant is seeking approval of a rezoning of 1.98 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. A request to annex and permanently zone the neighboring 1.97 acres of property to the east, also owned by Carolyn Mathews, is being requested concurrent with this rezoning request under separate cover (Case # 171-2026).

The surrounding property is zoned City A to the west, and a portion to the south, R-1 to a portion of 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. A zoned lot requires a minimum of 2.5 acres of land in order to be considered a conforming "A" zoned lot. As the property currently does not meet the definition of "lot", it could not receive a building permit until subdivision of the property occurs. Subdivision of the property could not be pursued presently as it would be creating a nonconforming lot with its current A zoning, as the property that is currently in the city is fewer than 2.5 acres.

Therefore, in order to redevelop this property without first requiring annexation of the adjacent parcel, or a Board of Adjustment variance, it needs to be rezoned. While the concurrent annexation is being requested by the neighboring property, staff believes that R-1 zoning provides greater flexibility for future development and redevelopment of this property, and does not introduce any new uses not presently available in A zoning, nor does it introduce incompatible density. In fact, there are 11 by-right uses that would be lost with a rezoning from A to R-1. The principal impact of this rezoning would be greater potential for residential density if/when redevelopment occurs, but it would still be in the least dense strictly residential zoning district in the City.

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 rezoning is considered 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 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.

RECOMMENDATION

Approve the proposed rezoning from A to R-1.

ATTACHMENTS

1. Locator Maps

HISTORY

Annexation date	1969
Zoning District	A (Agriculture)
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	Two halves of survey tracts, not legal lots, surveyed after annexation

SITE CHARACTERISTICS

Area (acres)	1.98 acres
Topography	Site generally sloping to the south and east
Vegetation/Landscaping	Many trees
Watershed/Drainage	Clear Creek
Existing structures	One existing home and an outbuilding

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	City of Columbia

ACCESS

Rock Quarry Road

Location	West of subject site
Major Roadway Plan	Major Collector, additional ROW required if platted
CIP projects	None
Sidewalk	To be installed upon final platting

PARKS & RECREATION

Neighborhood Parks	Rock Quarry Park
Trails Plan	Rock Quarry Park Loop Trail
Bicycle/Pedestrian Plan	N/A

PUBLIC NOTIFICATION

Public Notification Responses	None
Notified neighborhood association(s)	Cambridge Place, Forest Park South, Grindstone/Rock Quarry
Correspondence received	None

15 “public hearing” letters were mailed to property owners and tenants within 185-feet of the subject property. One letter was provided to the Council Ward representative. Three letters were sent to neighborhood associations and homeowners associations within 1,000 feet of the subject site. All “public hearing” letters were distributed on July 6, 2026, and the public hearing ad for this matter was placed in the Tribune on July 7, 2026.

Report prepared by: David Kunz

Approved by: Patrick Zenner