



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 20, 2024

Re: Street Name Change - Nick Court to Nick Street (Case #114-2024)

Executive Summary

Approval of this request would result in the renaming of Nick Court, east of McKee Street, to Nick Street. The renamed street would be extended eastward to connect with Ballenger Lane through a future 12-lot final plat to be known as Mataora Subdivision Plat 4 which appears on the Council's May 20, 2024 agenda under separate cover as Case # 84-2024. The preliminary plat of Mataora Subdivision Plat 4 was approved in November 2023.

A street name change is required in accordance with established street naming and numbering conventions administered by Boone County Joint Communications and the City of Columbia GIS department. Given Nick Court will be extended eastward to connect with Ballenger Lane it will no longer meet the definition of a "court."

Furthermore, per sec. 24-15 of the City Code, a public hearing on the street name change was required to be conducted by both the Planning Commission and City Council given less than 100% of the abutting property owners to Nick Court signed a petition supporting the street's remaining. The Planning Commission held its public hearing on April 4 and Council's public hearing appears concurrently on the May 20 with this request.

Discussion

Ahmad Zafar requests that Nick Court (east of McKee Street) be renamed to Nick Street. The proposed street names would affect 400 feet of roadway and all residents of the 18 dwelling units (9 parcels) addressed to Nick Court.

Per Section 24-15 of the City Code, the Planning and Zoning Commission and City Council must conduct public hearings on proposed street name changes, unless 100% of the property owners that abut the street to be renamed have signed a petition supporting the renaming. The applicant sent letters to the abutting property owners to sign in support of the name change. Only five of the nine property owners along Nick Court could be reached and two of the owners elected not to sign the letter in support of the proposed name change. As there was not unanimous support of the name change, this application was submitted and required public hearing before the Planning Commission (April 4, 2024) and Council (May 20, 2024) where conducted.

The extension of Nick Court eastward to Ballenger Lane was depicted upon the approved preliminary plat of Mataora Subdivision Plat 4 in November 2023. This preliminary plat was approved following the applicant's purchase of land from the City of Columbia that was formerly used as right of way for Ballenger Lane and surplus property associated with City of



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Columbia Fire Station # 5 north of Ria Street. Upon submitting the final plat (Case # 84-2024, attached) for Mataora Subdivision Plat 4 the applicant was informed this street name change would need to take place before the final plat could be approved. The attached final plat illustrates Nick Court as being extended from its existing terminus east to Ballenger Lane and being named Nick Street. The alignment of the roadway is consistent with that shown on the approved preliminary plat.

The proposed street name change is required to ensure consistency with established street naming and numbering conventions administered by Boone County Joint Communications and the City of Columbia GIS department. Given Nick Court will be extended eastward to connect with Ballenger Lane it will no longer meet the definition of a "court."

While the City's regulations do not have a definition of "court", Boone County Zoning Regulations do. A "court", in the context of roads, is defined by Boone County as "a uniquely named **dead-end road** with no other roads intersecting the main road and terminates in a permanent cul-de-sac." If Nick Court is to be extended as shown on the November 2023 approved preliminary plat, it will no longer meet the definition of "court"; therefore, it must be renamed prior to approval of a final plat.

The approved preliminary plat, indicated that Nick Court was to be named Nick Drive. However, letters given to property owners to sign in support of the name change were written indicating the court would be renamed to Nick Street. The City relies on street the naming conventions established by Boone County and the substitution of "street" versus "drive" was determined to be acceptable. The change is considered compliant with what was proposed on the preliminary plat.

The Planning and Zoning Commission held a public hearing on April 4, 2024 as required by sec. 24-15 of the City Code. Following staff's presentation, a member of the public, Tammy Wilson, expressed several concerns regarding extension of the street that ranged from stormwater management to public safety given the proposed loss of the current cul-de-sac. The applicant's agent/design engineering was present and addressed some of the Commission's questions regarding Ms. Wilson's concerns. Two other members of the public who reside on Nick Court also spoke in opposition to the street name change, citing similar concerns as Ms. Wilson.

The Commission expressed frustration and concern with how the developer engaging with those speaking in opposition to the request; however, acknowledged these concerns expressed were not within the scope of requested street name change as they appeared to be more related to issues that should have been raised during consideration of preliminary plat. After additional discussion, the Commission made a motion to approve the renaming of Nick Court to Nick Street, which passed by a vote of (5-3). In a of separate motion, the Commission unanimously voted to have this case removed from the Council's "consent" agenda.



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The Commission then made three separate unanimous recommendations for Council's consideration with respect to the future consideration of the final plat for Mataora Subdivision Plat 4 (Case # 84-2024):

1. Remove Case #84-2024, the final plat of Mataora Subdivision Plat 4, from the Council's "consent" agenda; and
2. Condition approval of the final plat such that there be an examination of the lighting required along the total street length and require installation of compliant residential street lighting along Nick Street from McKee Street to Ballenger Lane; and
3. Condition approval of the final plat such that installation of traffic-calming measures along the length of Nick Street from McKee Street to Ballenger Lane occur.

Based upon the concerns raised during the Planning Commission hearing with respect to the extension of Nick Court to Ballenger Lane, the applicant's agent/design engineer met with the residents to consider solutions to their concerns. The agent/design engineer has proposed installing street lights beyond what is required by the standards of the City and would seek authorization to use landscape planters to prevent parking/loitering around what is currently the cul-de-sac bulb of Nick Court that will remain once the roadway is extended, and also provided clarification regarding the adequacy of the stormwater plans. These proposed solutions were shared with city staff via email correspondence (attached) and the agent/design engineer's solutions were confirmed by the immediately adjacent land owner (Ms. Wilson) who raised these concerns. Based on the correspondence received, it would appear the concerns raised during the public hearing would be addressed if the proposed solutions were implemented as part of the adjoining development's construction.

The Planning Commission staff report, locator map, application letter, Boone County Zoning Regulations Section 27, approved preliminary plat (Nov. 2023), proposed final plat (Case #84-2024), email correspondence, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: ~ \$100 in sign replacement costs. \$100 in costs for replacement of six (1) City street sign. Additional costs would be expended for property owner address change notification and updating of the City's address database.

Long-Term Impact: None.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable



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Legislative History

Date	Action
05/06/24	Set public hearing on street name change (Res. 90-24)
11/20/23	Approval of Preliminary Plat of Mataora Subdivision

Suggested Council Action

Approve the renaming of Nick Court to Nick Street as recommended by the Planning and Zoning Commission.