



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 6, 2024

Re: Set Public Hearing – Street Name Change Nick Court (Case #114-2024)

Executive Summary

Approval of this resolution would set May 20, 2024 as the required public hearing date for a requested street name change of Nick Court to Nick Street as required by Section 24-15 of the City Code. The proposed street name change has been precipitated by the planned construction of a new street within Mataora Subdivision Plat 4 (Case # 84-2024) which will connect existing Nick Court to Ballenger Lane. Given the proposed street extension, the "court" suffix is no longer consistent with street naming policy and requires a name change. A public hearing before Council is required since the required street name petition was not signed by 100 percent of the abutting property to existing Nick Court. The Planning and Zoning Commission held its required public hearing during its April 4, 2024 Regular meeting.

Discussion

Ahmad Zafar requests that Nick Court (east of McKee Street) be renamed to Nick Street. The proposed street name would affect the existing 400 feet of roadway east of McKee as well as 18 residential dwelling units on the existing 9 lots platted and addressed from Nick Court.

Per Section 24-15 of the City Code, the City Council must conduct a public hearing on the proposed street name changes, unless 100 percent of the owners of property adjoining the street have signed a petition supporting the renaming of the roadways. Letters were sent to property owners to sign in support of the name change, but only five of nine owners could be reached, and two owners elected not to sign in support of the change.

The name change is required per the Boone County Joint Communications and City of Columbia GIS given that Nick Court was shown as being extended eastward to connect with Ballenger Lane per the approved preliminary plat of Mataora Subdivision Plat 4 (November 2023) and would no longer meet the definition of a "court."

The City does not have a definition of "court," but Boone County defines "court," in the context of roads, as "a uniquely named dead-end road with no other roads intersecting the main road and terminates in a permanent cul-de-sac." If the existing roadway is to be extended per the approved preliminary plat, it no longer meets the definition of "court;" therefore, it must be renamed prior to approval of a final plat.

The approved 2023 preliminary plat, indicated that Nick Court would 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 naming conventions established by Boone County and the substitution of "street" versus "drive" was



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determined to be acceptable. The change is considered compliant with what was proposed on the preliminary plat.

Pursuant to the provisions of Section 24-15 of the City Code, the Planning and Zoning Commission considered this request at their April 4, 2024 meeting. After discussion, the Commission made a motion to approve the renaming of Nick Court to Nick Street, which passed by a vote of 5-3 (five "yes", two "no", one absent).

The full Planning Commission staff report and associated attachments as well as meeting minute excerpts will be provided on the May 20, 2024 Council agenda as a separate action item. Locator maps, the applicant's name change petition, and 2023 approved preliminary plat for Mataora Subdivision Plat 4 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: Livable & Sustainable Communities, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Set May 20, 2024 as the required public hearing for the renaming of Nick Court to Nick Street as required by Sec. 24-15 of the City Code.