



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 2, 2019

Re: Rice Road to Geysers Boulevard - Street Name Change Request (Case #237-2019)

## Executive Summary

Approval of this request would rename an approximate one-mile portion of Rice Road east of Ballenger Lane to its terminus at Lake of the Woods to Geysers Boulevard.

## Discussion

D & D Investments of Columbia, LLC is seeking to rename Rice Road to Geysers Boulevard, beginning at Ballenger Lane and continuing east to its terminus at Lake of the Woods Road, an approximately one-mile long stretch of roadway.

Per Section 24-15 of the Municipal Code, the City Council may consider street name changes following a public hearing when less than 100% of the abutting property owners to the roadway have signed a petition in support of the street name change and the Planning and Zoning Commission has also conducted a public hearing on the matter. The Planning and Zoning Commission held a public hearing on this matter at their November 7, 2019 meeting. Final action on this item is tentatively scheduled for December 16, 2019 and will occur following the required Council public hearing which is being requested to set concurrently on the December 2 Council agenda.

Currently, Rice Road begins at Lake of the Woods Road, and continues west until it transitions to Hanover Boulevard, a distance of approximately 1.6 miles. The requested name change will impact that portion of Rice Road east of Ballenger Lane – an approximate one mile stretch of the overall roadway. The portion of the street existing west of Ballenger Lane would continue to be known as Rice Road, up to the point the street transitions to Hanover Boulevard.

The UDC provides limited guidance on the renaming of streets and street naming conventions. Given this situation, city staff relies on the input of the Boone County Joint Communications staff and their application of the Boone County regulations to assist in the naming of streets within the City's corporate limits. The provisions used by Joint Communications are considered best practices and have proven useful in averting confusing situations that may be created delays for emergency responders. The process of naming or renaming streets within the corporate limits of the City are fully within the purview of the City Council.

The Planning and Zoning Commission considered this request at their November 7, 2019 meeting. Staff presented its report and the applicant gave an overview of the request. Five



members of the public spoke during the public hearing, with four supporting the request, and one in opposition.

The Commission's discussion relating to this matter included the motives for the renaming that had been discussed, and whether a street name change was appropriate in that context. Commissioners who did not support the name change indicated skepticism that changing the street name would be an effective or appropriate method for addressing issues such as crime in the area and marketability of new home sites. Commissioners who supported the request indicated that the City's municipal code did not restrict name change requests, and there are many examples throughout the City of street names that are not continuous along street segments. Following additional discussion, a motion to approve the street name change failed (2-6).

The Planning Commission staff report, locator maps, application letter, Boone County Zoning Regulations 27.9.11 (excerpt) and meeting minute excerpts are attached.

### Fiscal Impact

Short-Term Impact: The City will be responsible for changing 13 street signs along Rice Road at a cost of \$100 per sign. Letters will also be mailed to all affected individuals notifying them of the name change.

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

### Legislative History

Date	Action
NA	NA

### Suggested Council Action

Deny the street name change as recommended by the Planning and Zoning Commission.