



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 18, 2019

Re: Corridor Plan Recognition – Rock Quarry Road (Case # 231-2019)

## Executive Summary

Recognition of the attached corridor plan (the Plan) will acknowledge the work of the Rock Quarry Road Scenic Roadway Stakeholder Advisory Group (Advisory Group) and its efforts in evaluating various scenarios intended to inform and guide future development as well as maintenance activities along the scenic Rock Quarry Road corridor from Stadium Boulevard to the City of Columbia's southernmost corporate limits. The associated "Recommendation & Implementation Matrix" summarizes goals and objectives from the Plan which, if acted upon, will assist in facilitating the preservation of the unique scenic attributes found within the corridor. The Plan was prepared pursuant to Section 29-2.3(b)(7)(i) of the UDC and following Council's creation of the Stakeholder Advisory Group in 2014.

## Discussion

The Rock Quarry Road Scenic Road Overlay (SR-O) was adopted in 1998 and provided corridor specific provisions intended to preserve the scenic qualities of Rock Quarry Road from Stadium Boulevard to the southernmost corporate limits of the City. In 2002, the City adopted the Rock Quarry Road Special Area Plan as a planning document to guide land use and redevelopment decisions within the area. Both the SR-O and Area Plan are used today, as applicable, when new development or redevelopment activities are proposed along the roadway corridor.

In August 2012, the regulatory requirements governing the establishment of Scenic Road Overlays (Section 29-3.3(b) of the UDC) were modified to provide for a corridor planning process, a roadway design process, and inclusion of definitions for "routine maintenance" and "alterations and improvements". Pursuant to these revisions Council, in May 2014, established the Rock Quarry Road Scenic Roadway Stakeholder Advisory Group (Advisory Group) to prepare a Corridor Plan for the designated Rock Quarry Road SR-O.

The 11-member Advisory Group held meetings between 2014 and 2017 with the primary objective of evaluating various scenarios that could help guide development and maintenance decisions along the roadway corridor with a general focus of protecting the scenic qualities responsible for the roadway's SR-O designation. In January 2017, the Advisory Group with the assistance of the City Traffic Engineer (staff liaison) completed the attached Final Report (the Report).

Pursuant to the provisions of Section 29-2.3(b)(7)(iii) the UDC, the Report requires review and recommendation by the Planning and Zoning Commission at a public hearing which typically follows a Commission work session. The Report was requested to be heard before



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701 East Broadway, Columbia, Missouri 65201

the Commission at its May 24, 2018 work session; however, due to existing agenda conflicts was unable to be discussed. Due to a combination of Advisory Group co-chair unavailability as well as pre-existing/mandated Commission work assignments, initial review of the Report was not possible until the Commission's September 20, 2018 work session.

During the September 20, 2018 work session the Commission identified several issues with the Report's contents that it desired to review at greater length prior to moving the Report to a public hearing. Of principal concern to Commissioner's was the desire to understand how the Report interacted with the existing 2002 Special Area Plan and how the proposed goals and objectives of the Report would impact future SR-O's that may be established. The Commission discussed the Report at its work session meetings in October and December 2018 and again in January 2019, prior to being redirected to address other regulatory matters by Council.

The Commission re-engaged in discussion on the Report beginning in May 2019 and then held meetings in June, August, and September to complete its evaluation of the report. As a part of its final review, the Commission classified Report contents as falling into one or two categories (global or specific) and developed a "Recommendation and Implementation Matrix" intended to be used as the tool for guiding future regulatory or policy decisions that would be needed to effectuate the overall Report's goals and objectives.

In general the Commission found that the Report, while not a traditional "corridor plan" as envisioned by the requirements of Section 29-2.3(b)(7)(i), did contain significant value as a guidance document that expressed desired outcomes relating to development and maintenance along the Rock Quarry Road corridor. The Commission also concluded that many of the recommendations contained in the Report would be applicable to future SR-O roadways that may be designated.

Given this conclusion, the Commission believes that the general regulatory provisions governing SR-O's need additional modifications to clearly distinguish Report recommendations that apply specifically to the Rock Quarry Road SR-O and those that would be applicable globally to all SR-O's moving forward. The attached "Recommendation and Implementation Matrix" identifies each Report recommendation with the Commission proposed classification as either "specific" or "global". It is worthwhile to note that included within the Matrix are summaries of each Report recommendation, if the recommendation requires a policy or regulatory action, what key stakeholders would need to be engaged to assist in effectuating the recommendation, and if there is a potential fiscal impact with the recommendation.

The Planning and Zoning Commission consider this item at its October 24, 2019, meeting. Following the staff report, the co-chairs of the Advisory Group addressed the Commission and provided a brief overview of the Report's objectives. The Co-chairs stressed the importance of implementing the plan due to concerns of losing an even greater amount of the scenic attributes along the corridor. Most notable issues were increasing communication about the SR-O requirements, addressing "illegal" clearing, and creating a "retroactive"



buffer replacement provision. A representative of the Greenbelt Land Trust spoke in favor of the Report and the Matrix and urged the Commission to move the item onto Council.

Following public comments, Commissioners had general discussion on the Report's contents and expressed appreciation for the efforts of the Advisory Group. There was also comment offered that expressed a level of satisfaction with the Report and Matrix which has produced a good product that offers an opportunity to preserve the interests of the Advisory Group.

Following Commissioner's comment a motion was made and approved by a 6-0 vote to "acknowledge" the Report as the over-arching guidance document on preservation and preferred development strategies along the scenic Rock Quarry Road corridor. A second motion was made and approved by a vote of 6-0 to recommend approval of the "Recommendation and Implementation Matrix" as presented by staff to serve as the guide for future policy and regulatory changes necessary to effectuate the recommendations of the 2017 Final Report.

A copy of the Planning and Zoning Commission staff report, locator map, January 2017 Final Report, Recommendation and Implementation Matrix, and meeting minute excerpts are attached.

## Fiscal Impact

Short-Term Impact: Potential impacts are dependent on what policy or regulatory changes are implemented within the next two years. Cost impacts may be incurred if consultant services are required for assessments and cataloging of corridor features or if roadway signage or products used to ensure roadway safety (i.e. guardrails) are changed.

Long-Term Impact: Potential impacts may include maintenance/updating of inventories of corridor-related features, public notification costs, and increased staffing to enforce and/or maintain corridor elements.

## Strategic & Comprehensive Plan Impact

### [Strategic Plan Impacts:](#)

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

### [Comprehensive Plan Impacts:](#)

Primary Impact: Environmental Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Livable & Sustainable Communities



## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

The following recommendation actions are suggested:

- 1) Accept and acknowledge the contents of the 2017 Final Report prepared by the Rock Quarry Stakeholder Advisory Group as the "Corridor Plan" intended to provide overarching guidance relating to the preservation and preferred development strategies along the scenic Rock Quarry Road corridor as recommended by the Planning and Zoning Commission.
- 2) Adopt the "Recommendation and Implementation Matrix" to serve as the guide for future policy and regulatory changes to effectuate the recommendations of the 2017 Final Report as recommended by the Planning and Zoning Commission.
- 3) Provide specific direction from time-to-time as to which regulatory items identified within the "Recommendation and Implementation Matrix" Council desires to have undertaken by the Planning and Zoning Commission.