

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
April 4, 2024**

SUMMARY

A request by Ahmad Zafar for approval to rename Nick Court to Nick Street. The street name change would affect all residents of the 18 units on Nick Court. This change would affect approximately 400 feet of roadway. **(Case #114-2024)**

DISCUSSION

The applicant is seeking to change the name of Nick Court between Ballenger Lane and McKee Street to Nick Street. The attached application letter provides additional background information related to this request. The applicant states they were able to reach five of the nine property owners on the site. Three signed a letter in support of the name change, and two elected not to sign in support of the change. Currently, Nick Court begins at McKee Street, around 300 feet north of the intersection of McKee Street and Ria Street, and continues east until it terminates with a cul-de-sac, a distance of approximately 400 feet.

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 conventional 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.” Given the road existing roadway is to be extended per the approved preliminary plat it no longer meets the definition if “court”; therefore, must be renamed.

The approved 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 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.

At this time, there is little specific guidance within the UDC or the City’s Municipal Code regarding street naming practices. Section 29, Appendix A-2(a): Street Names and Numbers states the following:

Names. The council shall approve all public and private street names and suffixes within the city. A subdivider shall propose a name, pre-directional (if necessary) and suffix for each new or renamed street within a proposed subdivision in accordance with the street name standards set forth in the UDC Administrative Manual.

Names of new streets shall not duplicate or sound like existing or platted street names in Boone County unless the new street is a continuation of an existing or platted street. Names of new streets shall not duplicate or sound like any established business or development in Boone County. Names shall be easily spelled and pronounced.

As this is a continuation of an existing or platted street, only the street type needs to change, not the name as a whole, per Sec A.2 of Appendix A. – Street Standards of the City Unified Development Code (UDC).

Section 24-15 (Changing names of streets; procedure) of the City Code allows Council to change a street name by ordinance. The provisions also specify that when there is not written support of 100% of all abutting property owners of record along the street to be renamed the request shall first be considered by the Planning and Zoning Commission at a public hearing. Furthermore, the City Council must also conduct a public hearing prior to rendering a decision on the matter. And finally, the provisions indicated that all owners of record impacted by the renaming shall be notified by certified letter.

Staff distributed certified letters to all property owners of record notifying them of this public hearing. As of March 27, 2024, of the 21 certified letters distributed, 14 were delivered to an individual at the addressed property or at the front desk, reception, or mail room of the property. Four letters could not be delivered, as no authorized recipient was available, but a notice was left on the property. One letter was held at the post office per the customer, and two are still moving through the postal service. Council will hold a second public hearing during this item's second reading consideration. If approved, follow-up letters will be sent to all impacted property owners and tenants of the affected properties.

If approved, an official address change letter will be sent to each individual property addressed along the subject street segment. The City is responsible for changing all internal address references for things such as utility billing and will send letters to entities including the US Post Office, Joint Communications, County Assessor, non-City utility companies, etc to ensure these entities to recognize the address change and facilitate database & record updating. The change requires 1 street sign at the intersection of McKee Street and Nick Court to be replaced at a cost of \$100. The property owners and tenants will be responsible for changing their addresses in all other regards.

The extension of Nick Court and its associated renaming ensures east-west connectivity between McKee Street and Ballenger Lane as envisioned by the approved preliminary plat. If the change is not approved, connectivity becomes compromised, which reduces the ability to efficiently provide public services and increases environmental impacts through unnecessary paving to terminate the new street within Mataora Subdivision Plat 4 with a compliant cul-de-sac.

RECOMMENDATION

Approve the renaming of Nick Court to Nick Street as contemplated and indicated within the preliminary plat approval of Mataora Subdivision Plat 4.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Application Letter
- Boone County Zoning Regulations Section 27
- Mataora Subdivision Plat 4 Preliminary Plat

PUBLIC NOTIFICATION

All property owners of property that abut the portion of Nick Court to be renamed were notified of a public hearing by certified letters. Advertising was placed in the Columbia Tribune and ran on March 19, 2024.

Report prepared by David Kunz

Approved by Patrick Zenner