



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 20, 2024

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

Executive Summary

A street name change has been requested to rename the 400-foot portion of Nick Court to Nick Street east of McKee Street. The request has been triggered by the proposed extension of Nick Court to Ballenger Lane as shown on the November 2023 approved preliminary plat of Mataora Subdivision Plat 4. A concurrent final plat (Case # 84-2024) for this subdivision appears on the Council's May 20 agenda under separate cover.

Per sec. 24-15 of the City Code, public hearings before both the City's Planning Commission and Council are required when a street name change request fails to obtain unanimous support from all adjoining property owners along the impacted street. The Planning Commission held its public hearing on April 4, 2024 and recommended approval of the name change by a vote of 5-3. A resolution setting the required Council public hearing was approved on May 6, 2024. Holding the hearing meets the municipal code requirements established for street name changes.

Discussion

Zafar Ahmad 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 addressed from Nick Court.

Per sec. 24-15 of the City Code, the City Council must conduct a public hearing on the proposed street name changes, unless 100% of the property owners that abut such street have signed a petition in support of the proposed renaming. The applicant sent letters to the property owners along Nick Court to sign in support of the name change. Only five of nine owners could be reached and two owners elected not to sign the letter in support of the change (attached). Pursuant to the requirements of sec. 24-15, staff sent certified property owner letters to each of the nine property owners to notify them of this pending street name change.

The proposed name change is required in accordance with established street naming and numbering conventions administered by Boone County Joint Communications and the City of Columbia Geographic Information Systems division. Given Nick Court will be extended eastward to connect with Ballenger Lane, as shown on November 2023 approved preliminary plat of Mataora Subdivision Plat 4, the street will no longer meet the definition of a "court."



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The Boone County code 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 Nick Court is to be extended per the 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 November 2023 preliminary plat, indicated that Nick Court would be named Nick Drive. However, letters given to property owners by the application for signature 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 determined to be acceptable. The change is considered compliant with what was proposed on the preliminary plat.

At the Planning and Zoning Commission's April 4, 2024 public hearing on this matter, three residents abutting Nick Court expressed concern about the connection of the court to Ballenger Lane. Concerns expressed included increased traffic and potential loss of safety-related benefits of living on a cul-de-sac street as well as such connection creating limited value to the surrounding roadway network. There was significant discussion relating to the previously approved preliminary plat for Mataora Subdivision Plat 4 and its possible impacts upon the existing residents along Nick Court – specifically the owner of property immediately adjacent property to the proposed development. The applicant's agent/design engineer for the subdivision was present to respond to Commissioner questions about what steps were taken to address property owner concerns. Following the closure of the public hearing and limited additional discussion, the Commission made a motion to approve the renaming of Nick Court to Nick Street by a vote of 5-3, noting that many of the concerns relating to the future development of the adjacent tract were not directly related to the proposed street renaming.

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 seeking 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 storm water plans. These proposed solutions were shared with city staff via email correspondence (attached) and the agent/design engineer's solutions were confirmed by immediately adjacent land owner (Tammy Wilson) who raised these concerns. Based on the correspondence received, it would appear the concerns raised during the public hearing could be addressed if the proposed solutions were implemented as part of the adjoining development's construction.

Locator maps, name change petition, email correspondence, Boone County Zoning Regulations Section 27, approved preliminary plat (Nov. 2023), and meeting minute excerpts are attached for review. The full Planning and Zoning Commission staff report and



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associated attachments appear under separate cover on the May 20, 2024 Council agenda as a part of the formal legislation to rename Nick Court to Street.

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
05/06/24	Set a public hearing relating to street name change. (Res. 90-24)

Suggested Council Action

Hold the public hearing as required by sec. 24-15 of the City.