



City of Columbia

701 East Broadway, Columbia, Missouri 65201

9Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 1, 2021

Re: Timberhill Road to Cinnamon Ridge - Street Name Change Request (Case #76-2021)

Executive Summary

Approval would result in an 800-foot portion of Timberhill Road, located within the Kelly Farms subdivision, being renamed to Cinnamon Ridge.

Discussion

The partnership for Kelly Farms of Columbia LP (owner) is seeking approval to rename the southern 800 foot segment of Timberhill Road to Cinnamon Ridge. The segment of roadway is presently constructed as part of the public infrastructure improvements within the Kelly Farms subdivision and is located south of an existing barricade that was required as part of the development's Planned District plan approval. The roadway segment provides access to 10 single-family home sites addressed 1004-1029 Timberhill Road owned by the applicant with home construction on each lot nearing completion. The 800-foot segment when combined with the remainder of Timberhill Road (north of the barricade) would provide a north-south connection between East Broadway and Cinnamon Hill Lane. The 1004-1029 address range is not duplicated within Kelly Farms, which eliminates one concern when similar street names exist.

Pursuant to Section 24-15 (Changing names of streets; procedure) of the City Code, Council is authorized to change a street name by ordinance without a public hearing if the owner of record of all property abutting the street has signed a petition requesting that the street be renamed. Because Kelly Farms Columbia LP is the owner of all adjoining property to the 800-foot segment of street and a petition signed by all partners has been received, no public hearing by the Planning & Zoning Commission is required.

Prior to the approval of the Kelly Farms PD Plan and subsequent final plat, Timberhill Road was only accessible from Broadway and terminated in a dead-end after approximately 4,000 feet. The 2016 approved PD Plan (amended in 2019) included the extension of Timberhill Road south to connect with an extension of Cinnamon Hill Lane. This connection offered the opportunity to convert the non-compliant dead-end roadway into a compliant through street. However, a condition of the approved PD plan required the installation of a barrier to prevent through traffic between Kelly Farms and the existing Shepard Hills subdivision to the north. This was a response to concerns relating to increased through-traffic generated by Kelly Farms as well as the extension of Cinnamon Hill Lane that connects to Stadium Boulevard at its southern terminus.

According to the applicant, following construction of the 800-foot roadway segment and the installation of the barricade concerns were expressed by residents of the Shepard Hills



City of Columbia

701 East Broadway, Columbia, Missouri 65201

subdivision. The concerns indicated that a number of vehicles entering Timberhill Road from the north, at Broadway, were unaware that the two roadway segments did not permit through traffic which in turn is was creating unnecessary traffic on the northern segment of Timberhill. In response to these concerns, the applicant submitted this request to rename the 800-foot segment of Timberhill Road that they control.

At this time, it appears that the new 800-foot segment of Timberhill Road is reflected differently on widely-used web-based mapping services. When reviewing Google maps, the new portion of Timberhill Road does not appear and traffic is routed as if Timberhill were a terminal street. However, Apple maps shows both street segments and will create a route through the barricade. Eventually the street will appear on both of these services and likely be shown as a through street leading to incorrect routing for the general public, further exacerbating the concerns expressed by the residents of the Shepard Hills subdivision.

The proposed renaming of the roadway may assist in reducing the potential for incorrectly routed traffic by clearly establishing names for its northern and southern segments; however, there is no guarantee given the City cannot control how web-based mapping services show the local roadway network. Staff is aware of a method by which to request changes to services such as Google maps to ensure that the street network is accurately depicted, but it is difficult to predict how quickly, if at all, the change would be made. Past requests have been received with mixed success.

It is important to note that Joint Communications is aware that Timberhill is two separate segments, and have adjusted their routing software to reflect that the street is not a through street. This eliminates the possibility that fire, police and ambulance services would be routed through the barricaded street, but will not address the issue of deliver services or the general public continuing to be misrouted.

One final issue to consider with this request is what actions might be warranted in the future, when the gate that separates the two street segments is desired to be removed. Since the segments connect it may make sense to reverse the street name change to avoid confusion. It is typically best practice to not propose street name changes on continuous streets unless there is a significant break in the street's direction or there are other factors such as the change occurs at a major intersection. In this instance neither of these situations presently exists and based on existing development patterns they will not occur in the future.

While staff understands the Shepard Hills subdivision resident's desire to reduce unwanted traffic along the northern segment of Timberhill and the applicant's choice to rename the southern segment, it is uncertain that approval of such action will succeed entirely in achieving the desired outcome. As an alternative to renaming, other techniques such as signage at the northern and southern entries to Timberhill may serve as a more effective way to divert the general public from using the roadway as a through street.

While this alternative may be effective, staff acknowledges that it will not differentiate the two roadway segments when viewed on web-based or printed mapping. However, such



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701 East Broadway, Columbia, Missouri 65201

action would reduce the need to reverse the proposed name change in the future, if desired, and ensure that street naming best practices are maintained for the benefit of the general public.

Locator maps, application letter, addresses list, PD plan (6/3/2019), and final plat (9/5/2017) are attached.

Fiscal Impact

Short-Term Impact: Installation of new street name signs.

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
06/03/2019	Approved the PD plan major amendment of <i>Kelly Farms</i> (Ord. #23888)
09/05/2017	Approved the final plat of <i>Kelly Farms</i> (Ord. #23286)

Suggested Council Action

Pursuant to Section 24-15 of the City Code, Council may chooses to rename the southern 800-feet of Timberhill Road within the Kelly Farm subdivision to Cinnamon Ridge.