

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 24, 2019**

SUMMARY

A request by the City of Columbia for recognition and recommended action on the adoption of an implementation matrix relating to the findings and recommendations presented in the January 2017 Final Report for the Scenic Rock Quarry Road corridor as prepared by the Rock Quarry Road Stakeholder Advisory Group. **(Case # 231-2019)**

DISCUSSION

On May 19, 2014 the City Council created the Rock Quarry Road Scenic Stakeholder Group (Stakeholder Group) for the purpose of evaluating various scenarios that could help guide development and maintenance of Rock Quarry Road from Stadium Boulevard to the southern City Limits (see locator map). The 11-member Stakeholder Group also contemplated the scenic road overlay (SR-O) for Rock Quarry Road extending south of the existing City Limits with the understanding that portions of this section may at some point be annexed into the City. The Stakeholder Group held meetings between 2014 and 2017 and with the assistance of the City Traffic Engineer (staff liaison) produced the attached “Final Report” dated January 2017.

Pursuant to the provisions of Section 29-2.3(b)(7)(iii) the Unified Development Code the attached report was to be reviewed by Planning and Zoning Commission and forwarded to City Council with a recommendation. The purpose of this public hearing is to meet this regulatory requirement and present a “Recommendation & Implementation Matrix” that would establish a process by which the Final Report’s recommended actions may be effectuated. The Report in and of itself is not a regulatory document. Rather the Report is a “guidance” document expressing preferences for potential regulatory changes and policy initiatives intended to preserve the scenic and unique qualities of the City’s only designated scenic road overlay (SR-O) corridor.

As a result of the Planning Commission’s extensive work session review it became apparent that many of the recommended actions and initiatives within the Report had potential applicability to possible future scenic roadway corridors not just the Rock Quarry Road SR-O. As such, the attached “Recommendation & Implementation Matrix” was produced in such a manner to indicate what Report recommendations or initiatives may be “specific” to the Rock Quarry Road SR-O or “general” to all existing and future scenic road overlays. The matrix is intended to serve as a “roadmap” for what future regulatory changes or policy initiatives would be needed to fully effectuate the Report’s findings and recommendations. Action to proceed with any of the items within the matrix would require Council direction.

While amendments to the UDC and/or adoption of new policies as shown in the “Recommendation & Implementation Matrix” are desired by the Stakeholder Group to effectuate the recommendations and actions of the Final Report, such a formal action may not be necessary. The adopted SR-O provisions of the UDC provide a mechanism for consultation with the recommendations of the Report (Section 29-2.3(b)(8)(ii) and mandate that a Public Involvement Process (Section 29-2.3(b)(8)(v) be followed prior to making non-routine/maintenance improvements within the corridor. Given this existing regulatory structure, if the Commission so chooses, the report could be “acknowledged” as the over-arching consultation/guidance document informing future changes within the Rock Quarry Road corridor and recommended to Council as such.

To ensure that the work of the Stakeholder Group is capable of informing future SR-O designations, staff believes Commission action on the “Recommendation & Implementation Matrix” is appropriate and should be forwarded to Council for their consideration. Council, upon review of the action items and the Commission recommendation(s), may choose to then direct staff to pursue possible regulatory changes or direct appropriate departmental personnel to prepare policy guidelines.

RECOMMENDATION

1. **Acknowledge** the January 2017 Final Report prepared by the Rock Quarry Stakeholder Advisory Group as the “Corridor Plan” intended to provide over-arching guidance relating to the preservation and preferred development strategies along the scenic Rock Quarry Road corridor as defined in Section 29-2.3(b) of the Unified Development Code.
2. **Approve** the “Recommendation & Implementation Matrix” as presented to serve as the guide for future policy and regulatory changes necessary to effectuate the recommendations of the 2017 Final Report.

ATTACHMENTS

- January 2017 Final Report – Rock Quarry Stakeholder Advisory Group
- “Recommendation & Implementation Matrix”