



David Kunz <david.kunz@como.gov>

Re: Right of Use Permit and Follow up with Neighbors - Nick Ct.

Patrick Zenner <Patrick.Zenner@como.gov>

Wed, Apr 17, 2024 at 10:00 AM

To: "Wilson, Tammy M" <tmwilson@usgs.gov>

Cc: "ksimon@selectsse.com" <ksimon@selectsse.com>, "Timothy.Teddy@como.gov" <Timothy.Teddy@como.gov>, "Nadia.ryakh@gmail.com" <Nadia.ryakh@gmail.com>, David Kunz <david.kunz@como.gov>

Ms. Wilson:

Thank you for your correspondence. I am glad to hear that the meetings between you and Mr. Simon have resulted in fruitful discussion and a future plan to address your concerns. Your correspondence, along with a summary of actions taken by Mr. Simon, will be attached to the Council report that is currently being prepared to seek authorization of the street name change of Nick Court to Nick Street. Staff will convey the Planning and Zoning Commission's recommended actions with respect to future final plat for the development of the adjoining land such that Council is aware of the desire to address the remaining cul-de-sac "eye-brow", street lighting, and traffic calming along the future through-street.

When the Council report is prepared seeking approval of the final plat relating to the division of the land to the east, the Planning Commission recommendations, solutions offered to your concerns by Mr. Simon and agreed to by yourself and your neighbors will be reiterated. It is at that time that staff will offer support for the right of use permit to address the cul-de-sac "eye-brow" right of use permit and street lighting installation directly as these issues are more germane to the final plat. Additionally, staff will recommend monitoring of the new through-street for possible traffic calming measures. Please understand that the City has a traffic calming review/rating system and process in place that requires evaluation of the roadways sought for traffic calming. This procedure requires data collection to support such action as well as support by impacted residents.

Given the proposed street name change will require that Council hold a public hearing you are welcome to attend that meeting and offer your support for the street renaming given the proposed solutions to your concerns. At that meeting you can summarize the solutions offered by Mr. Simon; however, please know that staff will be including your correspondence as well as Mr. Simon's in the report prepared by staff relating to this matter. A resolution to set the public hearing on the street name change will be presented on May 6 setting May 20 as the date of the hearing. At the same time, the ordinance to officially rename Nick Court to Nick Street would be introduced. The ordinance would be tentatively scheduled to be finalized (given second reading) on June 3.

As noted, the final plat for the division of the property to the east is still under review. It is anticipated that the review will be completed in time for it to be introduced to City Council on May 20 or June 3. The final plat will be placed under "Old Business" on the Council agenda meaning that public comment on the plat can be received at the item's second reading (either June 3 or June 17, depending on introduction date). You are welcome to attend this meeting and express support for the proposed future development given the resolution to your concerns offered by Mr. Simon. Again, your correspondence as well as Mr. Simon's and the city's support of the right of use permit, street lighting, and recommendation of monitoring of the through-street for traffic calming will be addressed within that report.

I hope this response provides you the information and clarifications you were seeking. Should you have additional questions, please reach out to me.

Sincerely,

On Tue, Apr 16, 2024 at 5:53 PM Wilson, Tammy M <tmwilson@usgs.gov> wrote:

Pat,

Keenan has done a great job addressing our community's concerns, and we greatly appreciate his willingness to communicate with us. Pat, will you please ask the city council to review and hopefully give their support and, if possible, request the city planning department to approve the right-of-use permit and traffic calming devices? I have been informed that nothing can be placed in the cul-de-sac-like curve until the through street is completed and usable. Keenan has shown me that there will be street lighting in ~200 ft increments, reviewed the drainage system with me, and has reached out to the city for traffic calming suggestions. I have added Nadia to the email chain and spoken to my neighbors; they are very appreciative that you have considered our safety in the upcoming development. Thank you, Pat, Keenan, and the entire zoning committee, for all your help.

Would you like us to come to the city council meeting?

V/r,

Tammy Wilson

Biologist (USGS)

Columbia Environmental Research Center

(951) 760-6410

From: ksimon@selectsse.com <ksimon@selectsse.com>
Sent: Tuesday, April 16, 2024 4:54 PM
To: patrick.zenner@como.gov; Wilson, Tammy M <tmwilson@usgs.gov>
Cc: Timothy.Teddy@como.gov
Subject: [EXTERNAL] Right of Use Permit and Follow up with Neighbors - Nick Ct.

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

Pat,

I am following up on the Nick Court Street Renaming Case that recently went through City Planning and Zoning.

I have been in direct contact with Tammy Wilson the neighbor adjacent to my clients property at Nick Court. She is the homeowner of 4604 and 4606 Nick Court (duplex) and the resident at 4606 Nick Court. After the Planning and Zoning meeting I gathered the neighbor's contact information and followed up Tammy Wilson to try to come up with solutions that would help accommodate her concerns and issues with the impacts of the future development.

I have reached out to Joni Toyer with City of Columbia Water and Light Engineering Division. She has provided the attached display of the existing street lighting layout along with a response as to the intent for spacing of public lighting along future extension of Nick Court. This has been provided to Tammy and I have met with her and gave her an overview of Water and Light's design intent. I think this helped to clarify what the lighting expectations are to be with the future street.

After the planning and zoning meeting I briefly spoke with Commission Member Sharon Geuea Jones and she brought up the idea of using movable landscape planters to block off the portion of the cul-de-sac bulb so it couldn't be utilized as a parking area or loitering area. I took this idea to Tammy Wilson and we worked together to come up with a plan to use landscape planters to prevent parking/loitering and add curb appeal. I have recently submitted the Right of Use Permit to Jerry East and have also attached is document to the email for reference. The owner/developer has agreed to establish a budget for purchasing the landscape planters and having me complete the necessary right of use permit application on behalf of Tammy.

We also met today (4.16.24) on Tammy's property, and I printed off the recent construction set and we reviewed the areas of disturbance which will be next to her property along with reviewing the stormwater runoff. I believe after I explained the design intent and showed her where the additional storm water inlets would be located and how they were collecting stormwater it made more sense. The proposed design should relieve some of the stormwater that is currently draining onto or into the existing cul-de-sac and the proposed new inlets at the street extension should prevent additional stormwater from crossing the cul-de-sac. With the walk through it is clear there is some existing trees near the shared property line, within a utility easement that will need to be removed to install utilities. The Owner has agreed to establish a budget for purchasing 6 trees/bushes to plant where she would like to improve screening as well. At the planning and zoning meeting there was a question of traffic calming devices and what might be appropriate for the future through street. I will reach out to the street engineering department with the city to gauge their thoughts on this and if they have any ideas or recommendations, but similar to other traffic calming projects in Columbia I am under the assumption this process will take a while as they typically study the area in question and have a fair amount of public input prior to proposing traffic calming devices.

I believe this sums up where we are at to date and how we plan to move forward. I intend to be available to Tammy if and questions come up through construction and as this process moves forward.

Tammy could you please respond to the group with your feedback to date that would be much appreciated.

Thanks,

Keenan Simon, PE

Civil Team Lead



210 Park Avenue, Columbia, MO 65203

O (573) 499 -1944 | C (573) 268 -2068

www.SelectSSE.com

[Quoted text hidden]