

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 311-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 6, 2014

Re: Parkside Estates - Street Name Change (Case #14-181)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Maps, Plats and Plans, Other (Petition, Section 25-41, Street Name Review)

Executive Summary

Southside Trail Estates, LLC (owner) requests approval to rename all streets included within the "Parkside Estates, Plat No. 1" final plat.

Discussion

The applicant, represented by Robert and Sarah Hill, requests a change in the street names located in Parkside Estates, which were approved as part of the final plat on June 14, 2014 (attached). The requested names are intended to honor local veterans that served in World War II. The streets within the subdivision have not yet been constructed but have been assigned names with the recording of the final plat.

Section 24-15 (Changing names of streets; procedure) of the City Code describes the procedure for requesting a street name change. The code allows a request to be heard by the City Council, without a public hearing, if all property owners of record that abut the affected streets sign a petition in support of the request. In this case, as construction on the subdivision has not begun, the original developer, Southside Trail Estates, is still the owner of all properties within the subdivision and is requesting the change. The requested name changes are as follows:

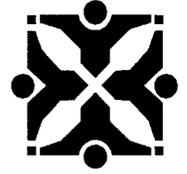
- Truscott Drive to **William Smith Place**
- Malarkey Drive to **Ralph Dobbs Way**
- Doolittle Drive to **Hellwig Lane**
- Nimitz Court to **Donald Neil Court**
- Future Private Drive to **Robert Howell Lane***

(*the future private drive is not shown on the final plat, but is reflected on the preliminary plat. The private drive will be located on Lot 149 where it is adjacent to Truscott Drive and will provide access to up to five additional single-family lots on Lot 149.)

Staff, including Public Safety Joint Communications (PSJC) and Geographic Information Systems (GIS), reviewed the requested street name changes for compliance with Section 25-41 (Street names

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and numbers), which includes parameters for street naming. Primarily, street names “*shall not duplicate or sound like existing or platted street names in Boone County*”. This requirement is meant to avoid any confusion between street names that could delay the delivery of emergency services, and to a lesser degree, other basic services such as postal delivery. Upon review, staff determined that only Hellwig Lane meets the criteria of Section 25-41. Other proposed street names were found to duplicate or sound too similar to other existing street names and were not recommended (see attached review).

The applicant is aware of staff’s recommendations and chooses to proceed with the name change request. Ms. Hill worked with staff through several revisions in an attempt to reach a consensus on acceptable street names. Alternatives such as changing Ralph Dobbs Way to either **Ralph Way** or **Captain Way** (which was his rank) or using names associated with the veterans (campaigns, operations, bases, military units) were suggested; however, not not incorporated into the renaming request.

Naming streets after persons may create issues with the duplication of an entire street name or with the root of the street name (such as Smith, which is a part of at least 8 streets). No policy currently exists regarding the naming of streets after persons and this is an issue that Council may desire to address in a future policy/ordinance. “Honorary” signage below the official street names could still be installed should specific recognition be desired.

Please find attached locator maps, a copy of the final plat, the petition and letter requesting the name change, and Section 25-41 of the City Code. The petition contains the signatures of the authorized agents for Southside Trail Estates, LLC (Robert and Sarah Hill), which are the only required signatures, as well as neighboring property owners that are not directly affected by the change but support the request.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Not Applicable

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Not Applicable

Suggested Council Action

Staff recommends renaming Doolittle Drive to Hellwig Lane. Alternatives should be proposed for the other names to avoid duplication or potential confusion with similar sounding names.

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Legislative History

Ordinance #22086 (8/17/2014): Approved final plat for "Parkside Estates, Plat No. 1".

Ordinance #21788 (9/3/2013): Approved annexation, Preliminary Plat and PUD Plan for "Parkside Estates".

A handwritten signature in black ink, appearing to be "C. H. 211", written over a horizontal line.

Department Approved

A handwritten signature in black ink, appearing to be "Mitch M...", written over a horizontal line.

City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 311-14

AN ORDINANCE

changing the names of unconstructed streets within Parkside Estates, Plat No. 1 located on the east side of Route K and south of State Highway 163; directing the City Clerk to record a certified copy of this ordinance; and fixing the time when this ordinance shall become effective.

WHEREAS, the Final Plat of Parkside Estates, Plat No. 1, approved by the City Council on June 16, 2014, assigned names to streets within the subdivision by the recording of the final plat; and

WHEREAS, the streets named as "Truscott Drive," "Malarkey Drive," "Doolittle Drive," "Nimitz Court" and a future private drive, all located within the Final Plat of Parkside Estates, Plat No. 1, have not yet been constructed; and

WHEREAS, all property owners of record owning or abutting the Final Plat of Parkside Estates, Plat No. 1 have signed a petition requesting the street name changes.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The following unconstructed streets within Parkside Estates, Plat No. 1 are renamed as follows:

1. The name of "Truscott Drive" is changed to "William Smith Place."
2. The name of "Malarkey Drive" is changed to "Ralph Dobbs Way."
3. The name of "Doolittle Drive" is changed to "Hellwig Lane."
4. The name of "Nimitz Court" is changed to "Donald Neil Court."
5. The private drive to future estate lots is named "Robert Howell Lane."

SECTION 2. The City Clerk is hereby directed to have a certified copy of this ordinance recorded in the office of the Boone County Recorder of Deeds.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2014.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

City of Columbia

701 East Broadway, Columbia, Missouri 65201



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, Plats and Plans, Other (Petition, Section 25-41, Street Name Review)



14-181: Parkside Estates Street Name Change



- City of Columbia Zoning
- Boone County Zoning
- Parcels
- Columbia City Limit



FILED FOR RECORD IN BOONE COUNTY, MISSOURI
 BETTE JOHNSON, RECORDER OF DEEDS

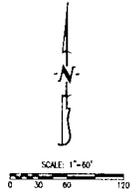
BOONE COUNTY MO JUN 24 2014

SHEET 2 OF 2

FINAL PLAT PARKSIDE ESTATES, PLAT No. 1

A MAJOR SUBDIVISION LOCATED IN SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 JANUARY 27, 2014

CURVE	L	R	Δ	CHORD
1	68.57	300.00	1205°45'	68.47
2	194.76	500.00	2719°05'	193.53
3	207.64	115.00	10327°10'	180.58
4	138.51	250.00	3117°05'	134.82
5	235.58	150.00	8959°05'	212.10
6	342.89	300.00	6529°10'	324.53
7	47.24	30.00	9013°20'	42.51
8	47.01	30.00	8948°30'	42.34
9	28.86	20.00	8931°45'	27.16
10	28.80	20.00	8230°20'	26.38
11	15.35	20.00	4358°10'	14.97
12	225.85	47.00	27919°10'	63.31
13	18.36	20.00	5739°15'	17.74
14	31.42	20.00	9006°00'	28.28
15	24.77	27.00	5233°30'	23.91
16	221.53	47.00	27003°50'	66.43
17	18.81	27.00	4070°05'	18.52
18	47.12	30.00	8958°50'	42.43

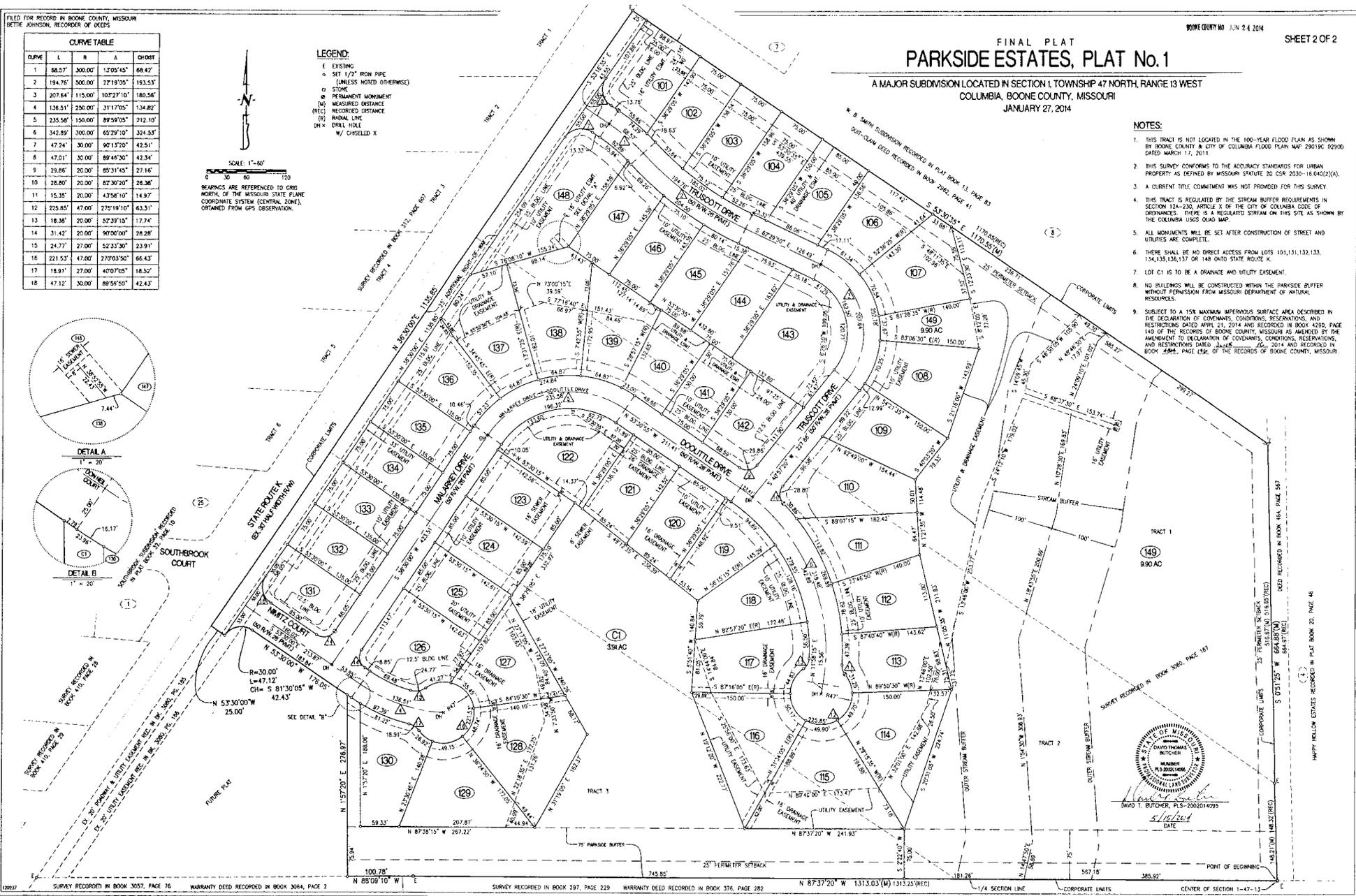


LEGEND:

- E EXISTING
- SET 1/2" IRON PIN (UNLESS NOTED OTHERWISE)
- STONE
- PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RAILROAD LINE
- DNH HOLE
- W/ CHASELLED X

NOTES:

- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAP 28019C 02900 DATED MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI STATUTE 20 CSR 2030-16.640(2)(A).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE IS A REGULATED STREAM ON THIS SITE AS SHOWN BY THE COLUMBIA USGS QUAD MAP.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
- THERE SHALL BE NO DIRECT ACCESS FROM LOTS 101, 131, 132, 133, 134, 135, 136, 137 OR 148 ONTO STATE ROUTE X.
- LOT C1 IS TO BE A DRAINAGE AND UTILITY EASEMENT.
- NO BUILINGS WILL BE CONSTRUCTED WITHIN THE PARKSIDE BUFFER WITHOUT PERMISSION FROM MISSOURI DEPARTMENT OF NATURAL RESOURCES.
- SUBJECT TO A 15% MAXIMUM IMPERVIOUS SURFACE AREA DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS DATED APRIL 21, 2014 AND RECORDED IN BOOK 4280, PAGE 140 OF THE RECORDS OF BOONE COUNTY, MISSOURI AS AMENDED BY THE AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS DATED JANUARY 27, 2014 AND RECORDED IN BOOK 4884, PAGE 156 OF THE RECORDS OF BOONE COUNTY, MISSOURI.



120937 SURVEY RECORDED IN BOOK 3057, PAGE 76 WARRANTY DEED RECORDED IN BOOK 3064, PAGE 2
 SURVEY RECORDED IN BOOK 297, PAGE 229 WARRANTY DEED RECORDED IN BOOK 376, PAGE 282
 N 88°09'10" W 100.78' E 745.85' S 87°37'20" W 1313.03' (M) 1313.25' (REC) 1/4 SECTION LINE
 CENTER OF SECTION 1-47-13 E
 HAPPY HOLLOW ESTATES RECORDED IN PLAT BOOK 20, PAGE 46

Dear Mayor & Columbia City Council:

This letter seeks to request the names of the streets in the Parkside subdivision be changed as follows:

Truscott changed to: William Smith Place
Malarkey changed to: Ralph Dobbs Way
Doolittle changed to: Hellwig Lane
Nimitz changed to: Donald Neil Court
Street to Estate Lots in Back: Robert Howell Lane

History books already remember their battles. As a community, we should remember these veterans' names.

Most of these new names were suggested on an earlier version of the plat but city staff had some concerns that some of the names sounded too similar to other street names. So the developer submitted place holder names until we could work with the city and surrounding property owners to determine the most appropriate names for these streets that they will pass by every day. Chosen were streets named after veterans from some of the adjacent property owners' families.

Attached, please find a signed petition of the adjacent property owners supporting these changes. The veterans named above did everything from clear bodies in the aftermath of Hiroshima to peel potatoes to feed the troops. WB Smith not only used to own the land where Parkside is located but he was a Navy Pilot during World War II. His family lives next to Parkside Estates and supports the name changes. The veterans named above were Railsplitters, Truck Drivers and Bombardiers in what during World War II was called the "Army Air Corps". They came home from their service, settled in Missouri and contributed to the fabric of our communities. Captain Ralph Dobbs of Columbia was exposed to radiation clearing bodies in Nagasaki and Hiroshima. He fought at Iwo Jima and went on to become Professor Emeritus at Mizzou's College of Education. At each Honor Flight, he would don his original Marine uniform and salute each veteran as they got off the bus. Sadly, Captain Dobbs like the other veterans named above have passed away. These heroes deserve to be remembered not just on their headstones but in places we travel every day. They wrote out blank checks payable up to and including their lives and the least we can do as a city is to remember their service. Regardless of their assigned task in their service, each of these veterans is notable. The word "notable" is open to interpretation as in today's day and age when it comes to our nation's service members, there is notoriety in the common man. Just because a veteran wasn't on the front lines doesn't mean their service wasn't noteworthy.

City Staff was an incredible resource for us as we researched the best versions of names to try to mitigate confusion from emergency crews. We are very lucky here in Columbia, MO to have a city staff willing to listen to our concerns and put their heads together to try to come up with a middle ground. They should be commended for their sensitivity on this matter. In a city and county with thousands of street names, it is increasingly difficult to find a street name that doesn't sound similar to another street name or landmark. Even in the street names suggested by the city, "Truscott" sounds very similar to "Scott". Recently, the city council voted to approve the duplicate name of "Tiger" for a street name. If council members can see the value in naming a second street after MU's namesake, we are hoping

you can see the value in honoring former service members who years ago agreed to pay the ultimate price for our freedom.

We understand that city staff cannot recommend some of our suggested names on the basis of the way they sound but we are asking the council for special consideration for these veterans in light of their service and the fact that these names hold special meaning to surrounding property owners.

As you may know, the streets are not yet in place in Parkside, so there is time to make this change before homes are built. Thank you in advance for this special consideration for these veterans.

Sincerely,
Sarah Hill
Parkside Neighbor
Wife of the Developer

Petition to Rename Streets in Parkside

Petition summary and background	We are losing our WWII veterans at a rate of 500 a day nationwide. This petition seeks to honor the legacy of Missouri's pieces of history by renaming the streets in the Parkside subdivision after Missouri veterans. Whether they cleared bodies in the aftermath of Nagasaki, flew planes during WWII or peeled potatoes to feed the ranks, their service was noteworthy. These heroes' names should forever be remembered not just on headstones but in places in which we frequent more than just on Memorial Day. There is notoriety in the common man who took on uncommon sacrifices to fight for our freedom.
Action petitioned for	<p>We, the undersigned, request our leaders to rename the streets in the Parkside Subdivision after the following Missouri veterans.</p> <p>Truscott changed to: William Smith Place Malarkey changed to: Ralph Dobbs Way Doolittle changed to: Hellwig Lane Nimitz changed to: Donald Neil Court Street to Estate Lots in Back: Robert Howell Lane</p>

Printed Name	Signature	Address	Comment	Date
Robert Hill	<i>Robert Hill</i>	5796 S. RT K Columbia 65203		9/2/14
Sarah Hill	<i>Sarah Hill</i>	5796 S RT K Columbia, MO		9/2/14
David Samuel	<i>David Samuel</i>	450 E. Lake Forest Dr.		9/3/14
Judy Dwyer	<i>Judy Dwyer</i>	5502 S RT K	I am very supportive allowing veterans to honor them	9/3/14
MARTY SMITH	<i>Marty Smith</i>	5500 S RT K		9/3/14
Sandy McCarroll	<i>Sandy McCarroll</i>	500 E. Lake Forest		9/3/14

FOOTNOTE(S):

--- (2) ---

Editor's note— Appendix A - "Design Standards for Streets, Sidewalks and Bikeways" has not been included within this Code, but in accordance with § 2 of Ord. No. 18097, "A copy of Appendix A shall be on file in the office of planning and development and in the office of the city clerk."

Sec. 25-41. - Street names and numbers.

- (a) *Names.* 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.
- (b) *Suffixes.* All streets should conform to standard street suffixes as follows:
 - (1) Major thoroughfares designated as such in the transportation plan should be designated as boulevards or avenues, or other suffixes appropriate to the context.
 - (2) Thoroughfares of more than one thousand (1,000) feet should be designated as streets, avenues, drives or roads, or other suffixes appropriate to the context.
 - (3) Streets of less than one thousand (1,000) feet should be designated as courts, places, ways, circles, lanes or terraces, or other suffixes appropriate to the context.
- (c) *Signs.* Street signs shall be installed and readable from each direction of travel.
- (d) *Addresses.* Addresses shall be assigned to comply with the addressing system of the city. Garth Avenue shall be the north-south base line and the designation of north and south shall be indicated on either side of Broadway. Broadway shall be the east-west base line and the designation of east and west shall be shown on either side of Garth Avenue.

Ord. No. 18097, 2017, 1st Sess., (Boone County, Missouri), effective 01/01/18

Sec. 25-42. - Street improvements generally.

Street Name Request Review

Don Neil or Donald Neil or Neil: “DON NEIL”, “DONALD NEIL”, or “NEIL” are not approved as they too closely resemble “Donnelly Ave” and “ONeal Rd”.

Ralph Dobbs or Captain Dobbs or Dobbs: “RALPH” is acceptable, as is “CAPTAIN,” but “DOBBS” too closely resembles “Dodd Rd”. Also, there is a “Dobbs Hall” on MU Campus.

WB Smith or William B. Smith or WB Junior: There are at least 8 roads with “SMITH” as part of the root name, and 6 with “WILLIAM”. “WB” is not acceptable as a street name as it is an abbreviation commonly associated with a directional (westbound) and directional shall not be used as part of the root name of a street. “JUNIOR” creates concern as it is too close to the existing streets of “June” and “Juniper.”

Russ Hellwig or Russell Hellwig or Hellwig: “HELLWIG” is acceptable whereas “RUSSELL” already exists as “Russell Blvd.”

Bob Howell or Robert Howell or Howell: There are 4 streets in place with “BOB” as part of the root name, 3 with “ROBERT”, and “HOWELL” is not approved as “Howell Mountain Dr” already exists.