

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 162-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 6/15/2015

Re: Street Name Change - Diamond Creek Lane to Screaming Eagle Lane (Case #15-147)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Maps and plans, letters/petitions from property owners

Executive Summary

If approved, the request would result in Diamond Creek Lane being renamed to Screaming Eagle Lane. (Case #15-147)

Discussion

Section 24-15 (Changing names of streets; procedure) of the City Code allows Council to change a street name by ordinance without a public hearing if the owner(s) of record of all property abutting the street has/have signed a petition requesting that the street be renamed.

The applicant is proposing to change the name of a street located within Old Hawthorne from Diamond Creek Lane to Screaming Eagle Lane. The subject street is part of a continuous looping street that intersects with Old Hawthorne Drive at both ends. As a result of its change in directional orientation, the street is currently named Screaming Eagle Lane along its east-west orientation and Diamond Creek Lane along its north-south orientation. The decision to assign two separate street names along a single continuous roadway comes from Boone County's Addressing and Road Naming Regulations, which establish the following guideline for streets where a significant change in direction occurs:

27.7.14.2 Significant Change of Direction. *Where overall road alignment involves a single significant change in direction and the road continues for a significant distance after the change, in relationship to its overall length, a new road name shall be assigned in the middle of the curve. This option is most appropriate where the curve is approximately a 90-degree angle changing the major direction of the road.*

While the City has not adopted these guidelines, it is in agreement with this practice.

It should be noted that the subdivision plats, which assigned the street names to this roadway, extended the "Screaming Eagle" name beyond the curve and into the north-south segment of the loop. Ideally, the middle of the curve would be the point at which the street changes names. The result of this naming error is that addresses and street names change in the midst of a straight-away

City of Columbia

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along the north-south roadway segment.

Upon further review of the request, public safety staff have agreed that an acceptable alternative to the existing dual street name situation would be to rename the entire length of roadway from Screaming Eagle Lane and Diamond Creek Lane to Screaming Eagle Loop. However, there is not unanimous support amongst property owners along the Screaming Eagle portion of the roadway for the “Lane” suffix to be replaced by “Loop”. Subsequently, the request is to avoid renaming the Screaming Eagle Lane portion, and to instead rename the Diamond Creek portion to “Screaming Eagle Lane” to match.

An earlier letter and petitions from John Blakemore and other owners of property along Screaming Eagle Lane reflect the unsuccessful attempt to gain unanimous owner support for the “Loop” suffix in response to City staff’s concerns. Due to disagreement among property owners, some of the petitions indicate support for “Loop” while others reference “Lane”. Since there is not unanimous property owner support for “Loop”, if Council wishes to pursue this alternative, all property owners would need to be notified of a public hearing at the Planning and Zoning Commission prior to Council taking action.

Maps and a copy of the PUD development plan, which highlights the affected roadway, are attached along with a letter from Don Stohldrier, President of Lifestyle Development, Inc., who is currently the sole owner of all property along Diamond Creek Lane, and an earlier letter and petitions from owners of property along Screaming Eagle Lane.

Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

Long-Term Impact: None

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: N/A

Strategic Plan Impact: N/A

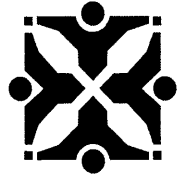
Comprehensive Plan Impact: N/A

Suggested Council Action

Staff recommends that the request to change the street name from Diamond Creek Lane to Screaming Eagle Lane be denied, and that an alternative request to change the name of the entire roadway from Screaming Eagle Lane and Diamond Creek Lane to Screaming Eagle Loop be directed to the Planning and Zoning Commission for consideration as a public hearing item.

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Legislative History

September, 2006: Council approved the original PUD plan of The Villas at Old Hawthorne

November, 2013: Council approved the original plat of The Villas at Old Hawthorne Plat 8

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

Department Approved

A handwritten signature in black ink, appearing to be "Mih. Mato", is written over a horizontal line.

City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 162-15

AN ORDINANCE

changing the name of "Diamond Creek Lane" located south of Old Hawthorne Drive East to "Screaming Eagle Lane"; directing the City Clerk to record a certified copy of this ordinance; and fixing the time when this ordinance shall become effective.

WHEREAS, all property owners of record abutting "Diamond Creek Lane" have signed a petition requesting that the name of "Diamond Creek Lane" be changed to "Screaming Eagle Lane."

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

SECTION 1. The name of "Diamond Creek Lane" is changed to "Screaming Eagle 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 _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps and plans, letters/petitions from property owners

June 5, 2015

**Steve MacIntyre
City Of Columbia Mo.**

**I, Don Stohldrier, President of Lifestyle Development, Inc.,
being the sole owner of property abutting Diamond Creek
Lane, request that the street be renamed from "Diamond
Creek Lane" to "Screaming Eagle Lane".**

**Don Stohldrier
President, Lifestyle Development**

A handwritten signature in black ink, appearing to read 'D Stohldrier', with a large, stylized loop at the end.



15-147: Diamond Creek Lane to Screaming Eagle Lane Street Name Change



City of Columbia Zoning



Parcels



100-Year Flood Plain



FINAL PLAT
THE VILLAS AT OLD HAWTHORNE PLAT 8
A REPLAT OF A PORTION OF LOT 5 OF OLD HAWTHORNE PLAT 1
OCTOBER 9, 2013

1. THIS IS AN URBAN CLASS SURVEY
2. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
3. ALL MONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
4. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
5. SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.

THIS TRACT IS NOT LOCATED WITHIN
THE 100-YEAR FLOOD PLAIN AS SHOWN BY
FIRM #P/29919C 03250
DATE: 08/01/01 BY: 3031

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA
STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS
MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI
AND ARTICLE X OF CHAPTER 124 OF THE CITY OF COLUMBIA
CODE OF ORDINANCES.



IN WITNESS WHEREOF, DON STOKLORER and BETHAN STOKLORER HAVE CAUSED THESE PRESENTS TO BE SIGNED:

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

ON THIS 9th DAY OF October, IN THE YEAR 2013, BEFORE ME, SPENCER HARRISON, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DON STOHLENGER.

KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE ABOVE FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

SPENCER HEDMAN

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE SOUTHWEST QUARTER OF SECTION 14, ALL IN TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 5 OF OLD HAWTHORNE PLAT 1 RECORDED IN PLAT BOOK 42, PAGE 56 OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINING STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAN BY
A ONE GROUP
CORPORATE NUMBER 30200261

STATE OF MISSOURI)
COUNTY OF BOONE) SS:

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 9th DAY
OF OCTOBER, 2013.

SPENCER H. HOLLAND

NOTARY PUBLIC &
COMMISSION EXPIRE
JULY 11, 2015

1 IRON PIPE CAP #2001006115
 2 EXISTING
 3 SET
 4 PERMANENT MONUMENT
 5 RADIAL LINE
 6 RECORD
 7 DRILL HOLE WITH CHISELED "X"
 8 CENTERLINE
 9 SQUARE FEET
 10 ACRES
 11 EXISTING FENCE
 12 EXISTING STONE
 13 IRON PIPE
 14 RECORD
 15 CURVE NUMBER

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	550.00	331.49	34°31'59"	N 00°50'25" E	326.50
C2	300.00	189.59	36°12'32"	N 00°00'00" E	186.45
C3	200.00	29.72	85°07'51"	N 24°27'45" E	27.06



A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MD 21046
PHONE: (878) 817-9750
WWW.ACIVILGROUP.COM

Recorded in Boone County, Missouri
Date and Time: 11/05/2013 @ 02:54:15 PM
Instrument #: 2013027587 Book: 47 Page: 47
Grantor: LIFESYLE DEVELOPMENT INC
Grantee: VILLAS AT OLD HARBORHOMES PLAT & THE
Instrument Type: PLAT
Recording Fee: \$88.00
No. of Pages: 1
Bertie Johnson, Recorder of Deeds

RECEIVED AND ACCEPTED BY THE COLUMBIA CITY
COUNCIL THIS 24th DAY OF September 2013

[Signature]
ROBERT HOWARD MAYOR

[Signature]
SHELBA WALKER CITY CLERK

John S. and Priscilla B. Blakemore
5924 Screaming Eagle Lane
Columbia, MO 65201
(573) 442-4673

May 14, 2105

The Honorable Mayor Bob McDavid	Council Representative Clyde Ruffin
Council Representative Michael Trapp	Council Representative Karl Skala
Council Representative Ian Thomas	Council Representative Laura Nauser
Council Representative Betsy Peters	

701 E. Broadway
P.O. Box 6015
City of Columbia, Missouri 65205

RE: Street Name Change

Dear Mayor and Members of the City Council,

The attached list of neighbors who all live on Screaming Eagle Lane in the Villas of Old Hawthorne respectfully request you consider changing the name of Diamond Creek to Screaming Eagle Lane.

This is a new subdivision under construction whose platting has been completed. The platting does not match the reality of the villas already constructed. Screaming Eagle is one street with a curve in it. One end is named Screaming Eagle and the other end is named Diamond Creek. (Attached are two parcel views and two photos of the street).

Currently there is no one living on Diamond Creek. There is one villa under construction that has a Screaming Eagle Lane address. Before that villa is finished we would request the whole street be Screaming Eagle for continuity and safety.

The neighbors have real concerns the current naming will engender much confusion with the fire department, police department, EMT responders, and the general public. The street is one street, with a curve in it. Screaming Eagle Lane has villas facing north and south, and already three facing east and west. Common sense suggests since this is one street with no intersections and villas facing both directions it should named as one street. Right now, would be an appropriate time to make this change.

Respectfully yours,

John S. Blakemore, neighborhood representative
5924 Screaming Eagle
cc: Mike Matthes, City Manager

**Neighborhood signatures supporting a request to rename Diamond Creek to
Screaming Eagle Lane**

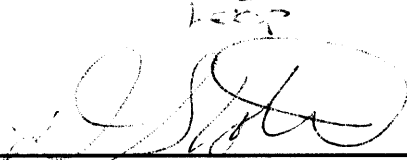
With regard to the request to change Diamond Creek to Screaming Eagle ^{loop} as a
representative for the property owner of record for Don Stehldorfer

I would appreciate if you would sign in the area below showing your support for the
name change.

I, (we) Don Stehldorfer, the property owner(s) of

lots 15914, 5912 & 5912

has/have no objection to and support changing the name Diamond Creek to
Screaming Eagle ^{loop}


Signature(s)

3-28-2015
Date

**Neighborhood signatures supporting a request to rename Diamond Creek to
Screaming Eagle Lane**

With regard to the request to change Diamond Creek to Screaming Eagle Lane, as a

representative for the property owner of record for 5814 Screaming Eagle Lane

I would appreciate if you would sign in the area below showing your support for the name change.

I, (we) Burdette W. Hoecker, the property owner(s) of

and Marilyn Hoecker

5814 Screaming Eagle Lane

has/have no objection to and support changing the name Diamond Creek to Screaming Eagle Lane.

B. W. Hoecker

Signature(s)

Marilyn Hoecker

3/30/15

Date

3/30/15

**Neighborhood signatures supporting a request to rename Diamond Creek to
Screaming Eagle Lane**

With regard to the request to change Diamond Creek to Screaming Eagle Lane, as a
representative for the property owner of record for

5810 Screaming Eagle Lane

I would appreciate if you would sign in the area below showing your support for the
name change.

I, (we) Michael & Kathryn, the property owner(s) of

58110 Screaming Eagle Lane
Stuckenschneider

has/have no objection to and support changing the name Diamond Creek to Screaming
Eagle Lane.

Signature(s)

- Date

Kathryn O. Stuckenschneider

4/5/15

**Neighborhood signatures supporting a request to rename Diamond Creek to
Screaming Eagle Lane**

With regard to the request to change Diamond Creek to Screaming Eagle Lane, as a
representative for the property owner of record for

5316 Screaming Eagle

I would appreciate if you would sign in the area below showing your support for the
name change.

I, (we) Norm & Rose Stuckenschneider ^{residents} ~~the~~ property owner(s) of

has/have no objection to and support changing the name Diamond Creek to Screaming
Eagle Lane.

Norman Stuckenschneider

Signature(s)

4/3/2015

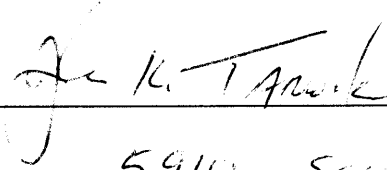
Date

Rose Stuckenschneider

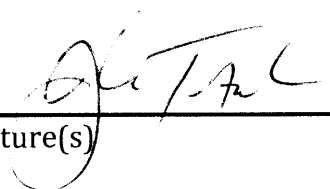
4/3/2015

**Neighborhood signatures supporting a request to rename Diamond Creek to
Screaming Eagle Loop**

With regard to the request to change Diamond Creek to Screaming Eagle Lane,

I, (we) , the property owner(s) of
5910 Screaming Eagle

has/have no objection to and support changing the name Diamond Creek to
Screaming Eagle Loop.

 5-1-15
Signature(s) Date

**Neighborhood signatures supporting a request to rename Diamond Creek to
Screaming Eagle Lane**

With regard to the request to change Diamond Creek to Screaming Eagle ^{100'} as a
representative for the property owner of record for Screaming Eagle

I would appreciate if you would sign in the area below showing your support for the
name change.

I, (we) _____, the property owner(s) of

has/have no objection to and support changing the name Diamond Creek to
Screaming Eagle ^{100'}

RL SBT
Signature(s)

March 29, 2015
Date

**Neighborhood signatures supporting a request to rename Diamond Creek to
Screaming Eagle Lane**

With regard to the request to change Diamond Creek to Screaming Eagle ^{last} ~~123~~ as a
representative for the property owner of record for 5926 Screaming Eagle Ln.

I would appreciate if you would sign in the area below showing your support for the
name change.

I, (we) Jimmie L Marberry
Marjorie L. Marberry, the property owner(s) of
5926 Screaming Eagle Ln, Columbia, Mo. 65201

has/have no objection to and support changing the name Diamond Creek to
Screaming Eagle ~~123~~

Marjorie L. Marberry 3/29/15
Marjorie L. Marberry 3-29-2015
Signature(s) Date

**Neighborhood signatures supporting a request to rename Diamond Creek to
Screaming Eagle Lane**

With regard to the request to change Diamond Creek to Screaming Eagle ^{Loop} as a
representative for the property owner of record for 5924 Screaming Eagle

I would appreciate if you would sign in the area below showing your support for the
name change.

I, (we) John S. Smith, the property owner(s) of 5924 Screaming Eagle
Loop

has/have no objection to and support changing the name Diamond Creek to
Screaming Eagle ^{Loop}

John S. Smith 3-21-2015
Signature(s) Date

**Neighborhood signatures supporting a request to rename Diamond Creek to
Screaming Eagle Lane**

With regard to the request to change Diamond Creek to Screaming Eagle ^{Loop} as a
representative for the property owner of record for 5922 Screaming Eagle


I would appreciate if you would sign in the area below showing your support for the
name change.

I, (we) Brian and Leigh Haberman the property owner(s) of
5922 Screaming Eagle Lane

has/have no objection to and support changing the name Diamond Creek to
Screaming Eagle Lane.


Brian and Leigh Haberman 3/31/15
Signature(s) Date

**Neighborhood signatures supporting a request to rename Diamond Creek to
Screaming Eagle Lane**

With regard to the request to change Diamond Creek to Screaming Eagle  as a
representative for the property owner of record for _____,

I would appreciate if you would sign in the area below showing your support for the
name change.

I (we) John/Tene Frank the property owner(s) of
15920 SCREAMING EAGLE

has/have no objection to and support changing the name Diamond Creek to
Screaming Eagle 

Tene Frank
Signature(s)

3/30/15
Date

**Neighborhood signatures supporting a request to rename Diamond Creek to
Screaming Eagle Lane**

With regard to the request to change Diamond Creek to Screaming Eagle Lane, as a

representative for the property owner of record for Lots 706 A & 706 B Screaming Eagle Lane

I would appreciate if you would sign in the area below showing your support for the name change.

I, (we) Paul & Diane Rubenstein, the property owner(s) of

Lots 706 A and 706 B Screaming Eagle Lane

has/have no objection to and support changing the name Diamond Creek to
Screaming Eagle Lane

Paul D. Rubenstein Diane Rubenstein 3-29-15
Signature(s) Date

**Neighborhood signatures supporting a request to rename Diamond Creek to
Screaming Eagle Lane**

With regard to the request to change Diamond Creek to Screaming Eagle ^{Loop} ~~Ln~~ as a
representative for the property owner of record for _____,

I would appreciate if you would sign in the area below showing your support for the
name change.

I, (we) Kenneth & Joan Hahn, the property owner(s) of
5908 Screaming Eagle Lane, Columbia, MO 65201

has/have no objection to and support changing the name Diamond Creek to
Screaming Eagle ^{Loop} ~~Ln~~

Joan Hahn
Signature(s)

29 May 2015
Date

Kenneth C Hahn

29 MAY 2015

**Neighborhood signatures supporting a request to rename Diamond Creek to
Screaming Eagle Lane**

With regard to the request to change Diamond Creek to Screaming Eagle ^{Loop} as a
representative for the property owner of record for _____,

I would appreciate if you would sign in the area below showing your support for the
name change.

I, (we) David and Pamela Rost, the property owner(s) of
5906 Screaming Eagle Lane, Columbia MO 65201

has/have no objection to and support changing the name Diamond Creek to
Screaming Eagle ^{Loop}

David Rost - Pamela Rost 3-29-2015
Signature(s) Date

**Neighborhood signatures supporting a request to
rename Diamond Creek to Screaming Eagle Lane**

With regard to the request to change Diamond Creek to
Screaming Eagle ~~_____~~, as a

representative for the property owner of record for

_____.

I would appreciate if you would sign in the area below
showing your support for the name change.

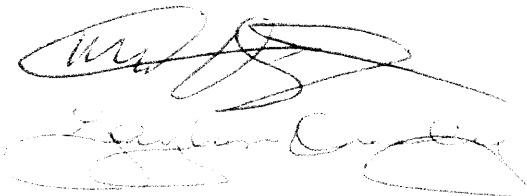
I, (we) George H. Duskey & Gayle Ann Duskey, the
property owner(s) of

5934 Screaming Eagle Lane, Columbia, MO.

has/have no objection to and support changing the name
Diamond Creek to Screaming Eagle ~~_____~~.

6-2-15

Signature(s)



Date

3/31/15

3/31/15

**Neighborhood signatures supporting a request to rename Diamond Creek to
Screaming Eagle Lane**

With regard to the request to change Diamond Creek to Screaming Eagle ~~_____~~ as a
representative for the property owner of record for _____,

I would appreciate if you would sign in the area below showing your support for the
name change.

I, (we) Bonnie & Andrew Brown the property owner(s) of

5804 SCREAMING EAGLE LN

has/have no objection to and support changing the name Diamond Creek to
Screaming Eagle ~~_____~~

[Signature] James J. Brown 3/29/15
Signature(s) Date

**Neighborhood signatures supporting a request to rename Diamond Creek to
Screaming Eagle Lane**

With regard to the request to change Diamond Creek to Screaming Eagle ^{loop} [redacted] as a
representative for the property owner of record for 5806 Screaming Eagle Lane

I would appreciate if you would sign in the area below showing your support for the
name change.

I, (we) Jack Wilson, the property owner(s) of

Johnn Wilz

has/have no objection to and support changing the name Diamond Creek to
Screaming Eagle ^{loop} [redacted]

[Signature] 3-28-15
Signature(s) Date

**Neighborhood signatures supporting a request to rename Diamond Creek to
Screaming Eagle Lane**

With regard to the request to change Diamond Creek to Screaming Eagle ^{Loop} ~~lane~~, as a
representative for the property owner of record for _____,

I would appreciate if you would sign in the area below showing your support for the
name change.

I, (we) Henry Fisher, the property owner(s) of

5808 SCREAMING EAGLE LN, Columbia, MO

has/have no objection to and support changing the name Diamond Creek to
Screaming Eagle ~~lane~~ ^{Loop}

Henry Fisher
Signature(s)

3-29-15
Date

**Neighborhood signatures supporting a request to rename Diamond Creek to
Screaming Eagle Lane**

With regard to the request to change Diamond Creek to Screaming Eagle ^{leg} ~~name~~, as a
representative for the property owner of record for _____,

I would appreciate if you would sign in the area below showing your support for the
name change.

Jane Gray

I, (we) *James J. Bond*, the property owner(s) of

5812 Screaming Eagle Lane
Columbia, Missouri 65201
has/have no objection to and support changing the name Diamond Creek to
Screaming Eagle ~~name~~.
leg

Jane Gray James J. Bond *03-29-2015*
Signature(s) Date
Bond Family Trust

**Neighborhood signatures supporting a request to rename Diamond Creek to
Screaming Eagle Lane**

With regard to the request to change Diamond Creek to Screaming Eagle Lane as a
representative for the property owner of record for 5900 Screaming Eagle Lane

I would appreciate if you would sign in the area below showing your support for the
name change.

I, (we) Charles and Sarah Shoaf, the property owner(s) of

5900 Screaming Eagle Lane

has/have no objection to and support changing the name Diamond Creek to
Screaming Eagle Lane.

Charles Shoaf
Sarah Shoaf

Signature(s)

3-29-15

3/29/15

Date







Boone County Internet Parcel Map

Prepared by the Boone County Assessor's Office, (573) 886-4262

