

STAFF REPORT
October 27, 2005

No. 05RD006 - Resolution renaming Heartland Drive from East Minnesota Street to Catron Boulevard to Quality Boulevard **ITEM 14**

GENERAL INFORMATION:

PETITIONER	Hagen Glass
REQUEST	No. 05RD006 - Resolution renaming Heartland Drive from East Minnesota Street to Catron Boulevard to Quality Boulevard
EXISTING LEGAL DESCRIPTION	Located adjacent to Parcel A, Lot 1 and 2 of Parcel A, all located in MJK Subdivision, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 38.9 Acres
LOCATION	Heartland Drive from East Minnesota Street to Catron Boulevard
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District
East:	Heavy Industrial District
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	9/23/2005
REVIEWED BY	Karen Bulman / Emily Fisher

RECOMMENDATION: Staff recommends that the Resolution renaming Heartland Drive from East Minnesota Street to Catron Boulevard to Quality Boulevard be continued to the November 10, 2005 Planning Commission meeting to allow the applicant to review alternative road names with the other affected property owners.

GENERAL COMMENTS: Heartland Drive is located in a north/south direction west of S. D. Highway 79 from East Minnesota Street to Catron Boulevard. Portions located adjacent to Parcel A, Lot 1 and 2 of Parcel A, all located in MJK Subdivision, Section 18, have been platted as Heartland Drive. The balance of the proposed road has not been platted. Emergency Services Communication Center staff have indicated that the name Heartland Drive is similar to another road named Hartland Court. Therefore, a name change for Heartland Drive is necessary.

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STAFF REVIEW: When Lots 1 and 2 of Parcel A of MJK Subdivision were platted, the road was named Heartland Drive. During the platting application for Lot 3 through Lot 9 of Parcel A of MJK Subdivision, it was noted that the name Heartland Drive was similar to another road named Hartland Court. In an emergency situation, locating the correct address may result in the loss of valuable time. As such, the Communication Center staff has requested that Heartland Drive be renamed. Owners of proposed Lot 3 have submitted the name Quality Boulevard to the Emergency Services Communication Center and the name has been approved. Any continued platting and road extensions will require the road to continue to be named Quality Boulevard.

Property owners adjacent to the proposed Quality Boulevard have been notified of the proposed road name change. Property owners of Lot 1 and Lot 2 have called with comments and objections to the proposed name. For that reason, staff is recommending that the resolution changing the name of Heartland Drive to Quality Boulevard be continued to the November 10, 2005 Planning Commission to allow the applicant to review alternative road names with the other affected property owners.