

STAFF REPORT  
November 10, 2005

---

**No. 05RD006 - Resolution renaming Heartland Drive from East Minnesota Street to Catron Boulevard to Quality Boulevard**      **ITEM 35**

---

GENERAL INFORMATION:

|                            |   |
|----------------------------|---|
| PETITIONER                 | Hagen Glass   |
| REQUEST                    | <b>No. 05RD006 - Resolution renaming Heartland Drive from East Minnesota Street to Catron Boulevard to Quality Boulevard</b>                                  |
| 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 **approved**.

GENERAL COMMENTS: **This staff report has been revised as of November 1, 2005. All revised and/or added text is shown in bold print.** 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.

STAFF REPORT  
November 10, 2005

---

**No. 05RD006 - Resolution renaming Heartland Drive from East Minnesota Street to Catron Boulevard to Quality Boulevard**      **ITEM 35**

---

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.

**The applicant and property owners have met to discuss the proposed road name. Adjacent property owners have indicated that they would like to retain the name of Heartland Drive and have discussed this option with the Emergency Services Communication Center. As previously stated, the Communication Center requests that the name be changed to alleviate any confusion during an emergency. The property owners are continuing to explore options for an alternative road name. (Revised 11-1-05)**

**Staff recommends approval of the resolution renaming Heartland Drive to Quality Boulevard. (Revised 11-1-05)**