

STAFF REPORT

April 24, 2003

No. 03RD004 - Resolution renaming East 27th Street and North Valley Drive to Valley Drive **ITEM 11**

GENERAL INFORMATION:

PETITIONER	Pennington County
REQUEST	No. 03RD004 - Resolution renaming East 27th Street and North Valley Drive to Valley Drive
EXISTING LEGAL DESCRIPTION	That portion of North Valley Drive and East 27th Street right-of-way located north of East Highway 44 extending north approximately 1/2 mile to the future East Anamosa Street
LOCATION	North of East Highway 44 extending north approximately 1/2 mile to the future East Anamosa Street
EXISTING ZONING	NA
SURROUNDING ZONING	
North:	Limited Agricultural District
South:	Highway Service District
East:	Limited Agricultural District; General Commercial District; General Agricultural District
West:	General Commercial District; Suburban Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	03/28/2003
REPORT BY	Tom Kurtenbach

RECOMMENDATION:

Staff recommends that the Resolution renaming East 27th Street and North Valley Drive to "Valley Drive" be approved.

GENERAL COMMENTS: This proposed resolution will change the official road name of an approximate one half mile segment of East 27th Street and North Valley Drive to "Valley Drive". Currently, street name records indicate that the subject property is named East 27th Street. The Pennington County Planning staff has indicated that a street sign(s) along the subject property is titled "North Valley Drive".

Review of Pennington County records indicates that there are a total of 26 parcels with 23 property owners along the approximate one half mile length of the affected roadway. The

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Pennington County Board of Commissioners approved the road name change on April 1, 2003.

STAFF REVIEW: Chapter 15.04.010 of the Rapid City Municipal Code identifies the gridlines that determine when the words "North" and "East" are added to the root name of a road name. The ordinance does not provide for adding "South" or "West" to the root name. The east-west gridline for Saint Louis Street/East Saint Louis Street is utilized to distinguish whether "North" is added to the root name of north-south streets. This gridline matches that of Jess Avenue in the vicinity of the subject property. Road segments lying north of East Saint Louis Street/Jess Avenue will be assigned the prefix "North" to the root street name. At such time that Valley Drive extends north of the East Saint Louis Street/Jess Avenue gridline, that segment of Valley Drive should be named North Valley Drive.

The portion of the same street located south of East Highway 44 is also named with two different names. The segment that abuts East Highway 44 is named East 27th Street. Further south, the same street is named South Valley Drive. As referenced above, the Rapid City Municipal Code does not provide for adding "South" or "West" to the street root name. South Valley Drive may have been misnamed when the name was assigned, or possibly the street name was platted as such.

The purpose of the road renaming to "Valley Drive" is to avoid the confusion associated with having two street names for what appears to be one street. Confusion regarding street names can cause problems ranging from minor issues such as interruptions in mail service to more serious problems such as confusion for emergency response vehicles. Staffs from the Emergency Services Communications Coordinator, Fire Department and Police Department have reviewed this proposed road renaming and are recommending approval.

A letter notifying the affected property owners of the proposed road name change was mailed by Planning Department Staff on April 3, 2003. Staff will notify the Planning Commission at the April 24, 2003 Planning Commission meeting if the property owner(s) object to the road name change. In order to minimize any confusion emergency service personnel may have in responding to addresses along this street, Staff is recommending that the road name change resolution be approved.