COMMUNITY DEVELOPMENT DEPARTMENT

DATE: September 6, 2016

FROM: Carl D. Hokenstad, AICP, Director of Community Development

ITEM: Valley Drive to East Valley Drive Street Name Change

REQUEST

The City of Bismarck is proposing to change the name of that portion of Valley Drive, east of the intersection with Tyler Parkway, to East Valley Drive, for the purpose of resolving confusion between addresses along this roadway to meet emergency response needs.

Please place this item on the September 13, 2016 City Commission meeting.

BACKGROUND INFORMATION

Street name changes are approved directly by City Commission, without recommendation from any appointed board.

A public meeting was held on May 9, 2016 and all effected property owners were invited. Additionally, letters were sent to all effected property owners as notification of this meeting.

RECOMMENDED CITY COMMISSION ACTION

Approve the attached resolution to change the name of Valley Drive, east of the intersection with Tyler Parkway, to East Valley Drive.

STAFF CONTACT INFORMATION

Please contact Daniel Nairn, AICP the planner in our office assigned to this request, at 355-1854 or dnairn@bismarcknd.gov, or Kim L. Lee, AICP, Planning Manager, at 355-1846 or klee@bismarcknd.gov. Planning Manager Kim Lee will present this item at the meeting.

STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

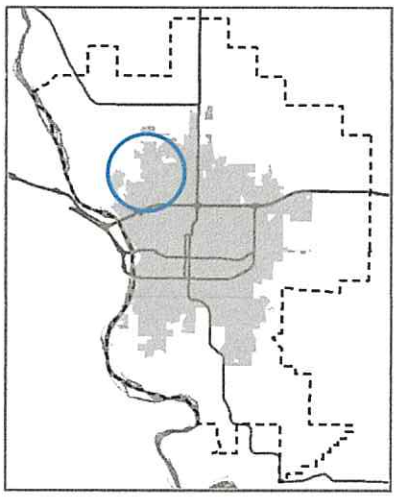
September 13, 2016

Application for: Plat Modification – Street Name Change

TRAKiT Project ID: PLMD2016-006

Project Summary

Title:	Valley Drive Street Name Change
Status:	Board of City Commissioners
Owner(s):	NA
Project Contact:	Daniel Nairn, AICP, Planner, City of Bismarck
Location:	In northwest Bismarck, the segment of Valley Drive between Tyler Parkway and Ash Coulee Drive
Project Size:	1.26 miles
Request:	Change the name of Valley Drive, east of the intersection with Tyler Parkway, to "East Valley Drive"



Staff Analysis

The Bismarck Community Development Department and the Bismarck-Mandan Combined Communications Center propose to change the name of a portion of Valley Drive to ensure that the addressing along this roadway meets emergency response needs. This action involves modifications to the following recorded plats: Country West Park, Country West XXVIII Addition, Country West XXVI Addition, and Country West XXII Addition.

For several years, the address sequence along Valley Drive has been out of order. For example, drivers wishing to locate a home on the 4100 block of Valley Drive may notice block numbers ascending as they travel westward, only to find once they reach the 3900 block that their destination is actually two miles to the east at the other end of the roadway. This could result in mistakes and delays in emergency response.

The current configuration is the result of several piecemeal changes to Valley Drive that were created as development plats were approved in this area. Over time, the problem has grown. The Bismarck-Burleigh Combined Communications Center has identified this as a public safety issue.

The proposed solution is to rename the portion of Valley Drive east of the intersection with Tyler Parkway to "East Valley Drive." The western portion will remain "Valley Drive." This will create a clear distinction between the two segments, with the intention of alleviating any confusion of addresses between them. It will also break up the current U-shape of Valley Drive, and create two distinct roadways that roughly project in a straight line.

A total of 35 property owners would be impacted as a result of this street name change. All of these property owners were invited to a public meeting held on May 9, 2016 at the Bismarck Veterans Memorial Public Library. At the meeting, staff from Emergency Communications, Law Enforcement, Building Inspections, and Planning were available to discuss the need for the change and respond to any questions. Four homeowners were in attendance, including a representative of a

(continued)

condo association, and they expressed concerns about the difficulties involved in changing an existing address.

Required Findings of Fact

1. The street name shown on the plat of record or the name of common usage is confusing, in error or is otherwise inconsistent with other street names within the City of Bismarck or the extraterritorial jurisdiction;
2. The change or correction of the street name is consistent with the general intent and purpose of the zoning ordinance; and
3. The change or correction of the street name is consistent with the master plan, other adopted plans, policies and accepted planning practice.

Staff Recommendation

Based on the above findings, staff recommends approval of the attached resolution to change the name of Valley Drive, east of the intersection with Tyler Parkway, to "East Valley Drive".

Attachments

1. Example of letters sent to effect property owners
2. Street name change map
3. Resolution

Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1854 | dnairn@bismarcknd.gov

«AddressBlock»

August 31, 2016

Dear Property Owner:

The purpose of this letter is to inform you that the Board of City Commissioners will consider a street name change for Valley Drive on **Tuesday, September 13, at 5:15 p.m.** in the Tom Baker Meeting Room, City-County Office Building, 221 North 5th Street, Bismarck, North Dakota. If approved, all of Valley Drive east of the intersection with Tyler Parkway will be changed to "East Valley Drive."

If approved, the current address of your property «Old_Property_Address» will be changed to «New_Property_Address».

The City of Bismarck is proposing to change the name of this portion of Valley Drive to ensure that the addressing along this roadway meets emergency response needs. For several years, the address sequence along Valley Drive has been out of order, which could lead to confusion for emergency response and general use. The Bismarck-Burleigh Combined Communications Center has identified this as a public safety issue. A total of 35 property owners would be impacted by this change.

Interested persons may submit written comments regarding this request prior to the meeting to the Community Development Department ~ Planning Division, PO Box 5503, Bismarck, North Dakota 58506-5503, fax: 701- 222-6450, or e-mail - planning@bismarcknd.gov.

If you have any questions or need any additional information on this request, please contact me, the planner in our office assigned to this request, at 355-1854.

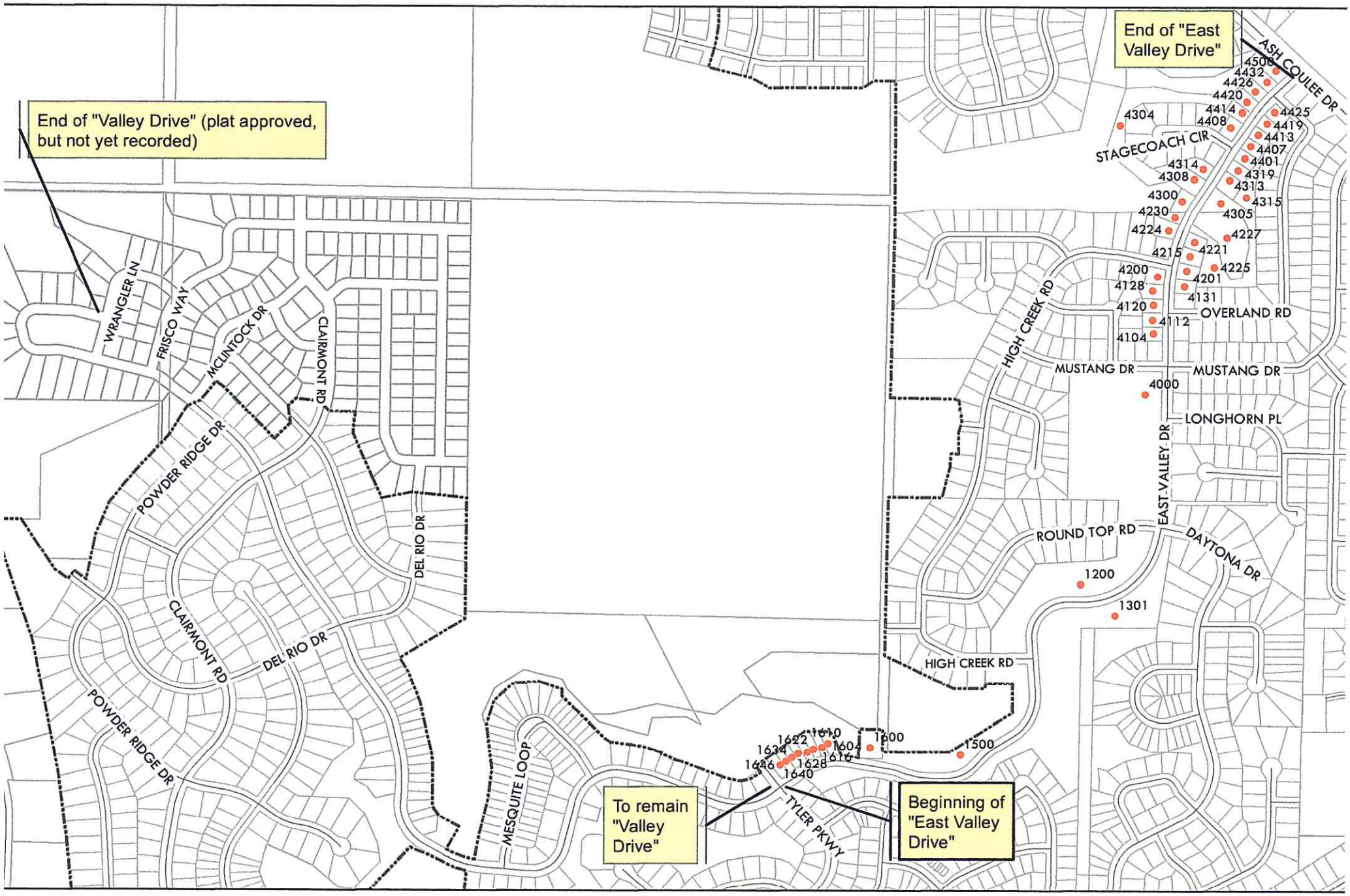
Sincerely,

Daniel Nairn
Community Development, Planner
City of Bismarck

Enc: Location Map of Addresses Proposed to Change

Proposed Valley Drive Street Name Change (addresses shown would be impacted by change)

Bismarck Planning Division 8/30/2016



0 0.225 0.45 0.9 Miles

N

This map is for reference purpose only and is not intended as a survey or accurate representation of all map features.

RESOLUTION
STREET NAME CHANGE IN
COUNTRY WEST PARK, COUNTRY WEST XXVIII ADDITION, COUNTRY WEST XXVI ADDITION, COUNTRY WEST XXII ADDITION

WHEREAS, the Board of City Commissioners of the City of Bismarck, North Dakota deems it necessary to change a street name to East Valley Drive on the following property:

> The portion of the existing Valley Drive roadway between the intersection of Valley Drive and Tyler Parkway to the terminus of Valley Drive at Ash Coulee Drive, adjacent to Lot 1, Block 1, Lot 1, Block 2, Lot 1, Block 3, Lot 1, Block 4, and Lots 1 and 2, Block 5, Country West Park; Lot 6, Block 1, Lots 7 and 8, Block 2, Lots 1 and 2, Block 4, Lots 1-6, Block 5, Lots 1-5, Block 6, and Lots 1-3, Block 7, Country West XXVIII Addition; Lots 1-3, Block 2, and Lots 11, 12, 14, and 15, Block 2, Country West XXVI Addition; Lots 1-6 and 18, Block 1, Lots 1-6, Block 2, and Lot 1, Block 3, Country West XXII Addition.

NOW, THEREFORE, BE IT RESOLVED by the Board of City Commissioners of the City of Bismarck, North Dakota, that this Board unanimously goes on record this 13th day of September, 2016 giving its support for the name change of the previously described roadway between Tyler Parkway and Ash Coulee Drive.

BE IT FURTHER RESOLVED that this resolution be recorded in the office of the County Recorder, Burleigh County, North Dakota.

Dated this 13th day of September, 2016.

STATE OF NORTH DAKOTA)
)ss
COUNTY OF BURLEIGH)

I, Jason Tomanek, do hereby certify that I am the duly appointed, qualified Assistant City Administrator of the City of Bismarck, North Dakota, and that the foregoing is a full, true and correct copy of a resolution adopted by the Board of City Commissioners at its regular meeting of September 13, 2016.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Bismarck, North Dakota, this 13th day of September, 2016.

(SEAL)

_____
Jason Tomanek
Assistant City Administrator
Bismarck, North Dakota