City Council Communication

Department: Community Development Department Case #MIS-18-002 Owners: T S Development, LLC 11205 S. 150th Street #100 Omaha, NE 68138 Richland Homes 11205 S. 150th Street #100 Omaha, NE 68138 Carmen K. Kinsley 5732 Redtail Road Council Bluffs, IA 51501 Welcome Homes, Inc. 1032 Woodbury Avenue Council Bluffs, IA 51503 RD Homes 1032 Woodbury Avenue Council Bluffs, IA 51503 Houses by Premier, Inc. 1032 Woodbury Avenue Council Bluffs, IA 51503	Resolution No. _____	City Council: 6/11/18

Subject/Title

Request to change the street names in Whispering Oaks Subdivision and Whispering Oaks Subdivision, Phase 2.

Background/Discussion

On October 9, 2017, the Council Bluffs City Council adopted Resolution No. 17-219, which granted final plat approval for Lots 1 through 123, and Outlot 'A', Whispering Oaks Subdivision (see Attachment A). Then on October 23, 2017, the City Council adopted Resolution No. 17-228, which granted final plat approval for Lots 124 through 150 and Outlot 'A', Whispering Oaks Subdivision, Phase 2 (see Attachment B). The street names that were adopted on the final plat for said Whispering Oaks Subdivisions are as follows:

Whispering Oaks Subdivision
Ash Court, Cypress Street, Hawthorn Boulevard, Forest Glen Drive, Oak Court, Spruce Lane, and Whispering Drive.

Whispering Oaks Subdivision, Phase 2:
Forest Glen Drive, Linden Court and River Birch Court

In the Spring of 2018, the Council Bluffs Fire Department (CBFD) discovered that several street names in Whispering Oaks Subdivisions had similar names to other streets in the City. The Community Development Department, Building Division, Public Works Department and the CBFD met as a group to discuss concerns about having similar street names in this subdivision and ultimately decided the street names must be changed for public safety and emergency response purposes. City staff then provided this information to subdivision's developer, T S Development, LLC and their project engineer, Charly Huddleston (Schemmer Associates) for consideration. Jerry Torczon with T S Development, LLC responded with a list of new street names for Whispering Oaks Subdivision and Whispering Oaks Subdivision, Phase 2, as shown on Attachment 'C'.

The Community Development Department requests City Council approval to change the street names in Whispering Oaks Subdivision and Whispering Oaks Subdivision, Phase 2, to match the names identified in Attachment 'C' and as specified below:

Whispering Oaks Subdivision

Existing Street Name	New Street Name
Spruce Lane	Sycamore Street
Whispering Drive	Blackthorn Street
Oak Court	Butternut Circle
Cypress Street	Boxelder Street
Hawthorn Boulevard	Balsam Street
Ash Court	Bayberry Circle

Whispering Oaks Subdivision, Phase 2

Existing Street Name	New Street Name
River Birch Court	Lilac Circle
Linden Court	Alder Circle

All current landowners in Whispering Oaks Subdivision were provided a copy this staff report and the associated attachments for their records. All residential dwellings in the subdivision that are impacted by the street name change will be issued a new address by the Building Division. Furthermore, the City must record an affidavit with each Whispering Oaks Subdivision final plat that documents the proposed street name changes in the subdivision.

Recommendation

The Community Development recommends approval of the following street name changes in Whispering Oaks Subdivision and Whispering Oaks Subdivision, Phase 2 as shown on Attachment 'C' and as specified below:

Whispering Oaks Subdivision

Existing Street Name	New Street Name
Spruce Lane	Sycamore Street
Whispering Drive	Blackthorn Street
Oak Court	Butternut Circle
Cypress Street	Boxelder Street
Hawthorn Boulevard	Balsam Street
Ash Court	Bayberry Circle

Whispering Oaks Subdivision, Phase 2

Existing Street Name	New Street Name
River Birch Court	Lilac Circle
Linden Court	Alder Circle

Attachments

Attachment A – Whispering Oaks Subdivision – Final Plat
Attachment B – Whispering Oaks Subdivision, Phase 2 – Final Plat
Attachment C – Proposed street name changes Whispering Subdivision and Whispering Oaks Subdivision, Phase 2

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