City Council Communication

Department: Community Development Department Case #MIS-20-005 Owners: HCC Investments, LLC Attn: Jim Duggan 1473 Abercorn Drive Council Bluffs, IA 51503 John E. Liston 1005 Harmony Street Council Bluffs, IA 51503	Resolution No. _____	City Council: 6/22/2020

Subject/Title

Request to rename 'Steven Road' in Hills of Cedar East, Phase 2 to 'Deveron Drive'.

Background/Discussion

The Community Development Department and Public Works Department are requesting approval to rename 'Steven Road' in Hills of Cedar Creek East Phase 2, to 'Deveron Drive'. There is an existing public right-of-way with a similar name 'Steven Lane' that is located west of the Hills of Cedar Creek Subdivision. The existing road extends East of Franklin Avenue and will eventually tie into State Orchard Road in the future; but it will not be aligned with the subject 'Steven Road' in Hills of Cedar Creek East Phase 2. In order to avoid confusion between 'Steven Road' and 'Steven Lane', especially as it pertains to the dispatching of emergency 911 services, the two departments, with consent from the developer (Jim Duggan), are requesting to rename the street to 'Deveron Drive'.

The subject 'Steven Road' is a brand new public roadway that provides direct access to 16 of the 25 lots in Hills of Cedar Creek East Phase 2. Out of said 16 lots there are 14 lots (#40-50, and #53-55) that use 'Steven Road' for addressing purposes. All 14 lots, with exception of Lot 49, are owned by HCC Investments, LLC and are still undeveloped. Lot 49 is owned by John E. Liston and he is currently in the process of building a new home on the property. All landowners who depend on the subject 'Steven Road' for addressing were provided a copy this staff report and the associated attachments for their records. Any dwelling in the Hills of Cedar Creek East Phase 2 subdivision that is impacted by the proposed street name change will be issued a new address by the Permits and Inspections Division. Additionally, the City will record an affidavit that documents the street name change associated with the Hills of Cedar Creek East Phase 2 final plat with the Pottawattamie County Recorder's office.

Recommendation

The Community Development recommends approval to rename 'Steven Road' in Hills of Cedar Creek East Phase 2 to 'Deveron Drive' and to record an affidavit that documents the street name change with Pottawattamie County Recorder's office.

Attachments

Attachment A – Hills of Cedar Creek East Phase 2 – Final Plat
Attachment B – Legal description exhibit prepared by Ehrhart Griffin & Associates
Attachment C – Exhibit showing properties in HCC East Phase 2 impacted by street name change

Prepared by: Christopher Gibbons, AICP, Planning Manager