

.....
Date..... November 6, 2006

RESOLUTION APPROVING THE RENAMING OF THAT PORTION
OF COUNTY LINE ROAD LYING WEST OF FLEUR DRIVE IN THE
CITY OF DES MOINES TO "ECHO VALLEY DRIVE"

WHEREAS, County Line Road west of Fleur Drive has been relocated and is not longer centered upon the line between Polk and Warren Counties; and,

WHEREAS, a portion of the original County Line Road west of Fleur Drive remains, creating two parallel streets with the same name; and,

WHEREAS, the Mayor of Norwalk has requested that the City of Des Moines rename County Line Road west of Fleur Drive to Echo Valley Drive to match the name being given to the continuation of the street in the City of Norwalk; and,

WHEREAS, on August 21, 2006, by Roll Call No. 06-1671, the City Council proposed that the portion of County Line Road lying west of Fleur Drive in the City of Des Moines be renamed to Echo Valley Drive and referred the proposal to the Plan and Zoning Commission for review and recommendation; and,

WHEREAS, the City Plan and Zoning Commission has advised in the accompanying letter that at a public hearing held October 19, 2006, the members voted 9 - 2 in support of a motion to recommend approval of the City Council initiated proposal to rename the portion of County Line Road west of Fleur Drive to Echo Valley Drive; and,

WHEREAS, on October 23, 2006, by Roll Call No. 06-2088 the City Council scheduled a public hearing to be held on November 6, 2006, at 5:00 p.m., in the Council Chambers to consider the proposal; and,

WHEREAS, notice of the proposal and of the public hearing was published in the Des Moines Register on October 26, 2006; and,

WHEREAS, all persons interested in the proposed street renaming, both for and against, have been given the opportunity to express their views; NOW THEREFORE,

(continued)

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Date..... November 6, 2006

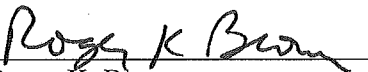
BE IT RESOLVED by the City Council of the City of Des Moines, Iowa as follows:

1. That upon consideration of the facts, statements of interested persons and arguments of counsel, the objections to said proposed street renaming be and the same are hereby overruled, and the hearing closed.

2. The renaming of County Line Road west of Fleur Drive in the City of Des Moines to Echo Valley Drive is hereby approved, subject to final passage of the appropriate ordinance.

MOVED by _____ to adopt.

FORM APPROVED:


 Roger K. Brown
 Assistant City Attorney
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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
VLASSIS				
TOTAL				

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED

APPROVED

 Mayor

 City Clerk

OCT 31 2006

October 23, 2006

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held October 5, 2006, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 9-2 as follows:

Commission Action:	Yes	Nays	Pass	Absent
David Cupp	X			
Shirley Daniels	X			
Dann Flaherty		X		
Bruce Heilman				X
Jeffrey Johannsen	X			
Greg Jones	X			
Frances Koontz				X
Kaye Lozier	X			
Brian Meyer	X			
Brian Millard		X		
Brook Rosenberg				X
Mike Simonson	X			
Kent Sovern	X			
Tim Urban	X			
Marc Wallace				X

APPROVAL of a City Council initiated request to rename County Line Road between Fleur Drive and Highway 28 to Echo Valley Drive. (11-2006-1.29)

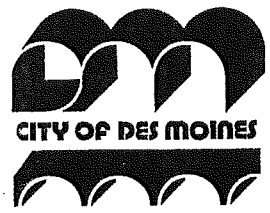
Written Responses

0 In Favor

0 In Opposition

STAFF RECOMMENDATION AND BASIS FOR APPROVAL

Staff recommends approval of renaming the subject segment of County Line Road to Echo Valley Drive.



CITY PLAN AND ZONING COMMISSION
ARMORY BUILDING
602 ROBERT D. RAY DRIVE
DES MOINES, IOWA 50309 -1881
(515) 283-4182

ALL-AMERICA CITY
1949, 1976, 1981
2003

STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The City of Norwalk and Coppola Enterprises has requested that the subject section of County Line Road be renamed to Echo Valley Drive to reflect the Echo Valley Planned Unit Development in the adjoining portion of Norwalk. The eastern 3,900 feet of this segment is completely within the City of Des Moines. The centerline of the remaining segment of County Line Road is the city limits for both the City of Des Moines and the City of Norwalk. The Norwalk City Council intends to rename their portion of County Line Road to Echo Valley Drive.

2. **Size of Site:** Approximately 9,000 lineal feet.

3. **Adjacent Land Use and Zoning:**

North – “PUD” & “R-5” – Uses are the Meadows Mobile Community and undeveloped land.

South – “PUD”, “A-1” & “C-2” – Use is undeveloped land.

4. **Applicable Recognized Neighborhood(s):** None.

5. **Applicable Regulations:** The Commission reviews all proposed street name changes to determine whether they will have any impact on the essential public good. The recommendation of the Commission is forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Street System:** The subject section of street is generally surrounded by undeveloped land except for the Meadows Mobile Community, which contains 372 mobile home sites. The proposed name change will not impact the address of the mobile home park. When County Line Road was reconstructed to accommodate an overpass over Highway 5 an 860' segment of the original County Line Road was left isolated to the north. The mobile home park has frontage on this isolated segment and not the new County Line Road. This segment will remain County Line Road if the proposed name change occurs.

2. **Additional Information:** The Warren County E911 Director does not object to the proposed name change, but did bring it to staff's attention that there are two nearby streets in the City of Norwalk named Echo Drive and Echo Ridge Trail, which may create confusion during emergency response situations.

SUMMARY OF DISCUSSION

Fran Koontz left the meeting at 7:30 p.m.

Mike Ludwig: Noted the Street Naming and Addressing Committee met on October 13, 2006 to discuss the subject renaming. Polk County indicated no jurisdiction since all of County Line Road west of Fleur Drive is within the City limits so they have no comments on the proposed renaming. There is no plan to rename County Line Road further east, as there are numerous issues that would result. West of Fleur Drive the original County Line Road still exists. If the requested portion is not renamed there will be approximately 250 properties that would have to change their addresses. By renaming the requested portion there are no properties that are impacted by the name change. Council would prefer the “no impact”. Norwalk is in favor of approving the name change so it will be consistent to Highway 28 and there is no issue with overlapping address

ranges because the street numbering in Norwalk does not conflict. The Committee recommended changing the name to Echo Valley.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one in the audience to speak on this item.

CHAIRPERSON CLOSED THE PUBLIC HEARING

David Cupp: Moved staff recommendation.

Motion passed 9-2 (Brian Millard and Dann Flaherty were in opposition).

Dann Flaherty: Expressed concern with changing the road if it is actually the County line.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:dfa

Attachment

Memo To: Mike Ludwig
Planning Administrator

Date: 10/14/06

From: Philip R. Poorman
Development Zoning
Inspector

Subject: Renaming
Part of County Line Road
West of Fleur Drive to Echo
Valley Drive

The Street Naming and Addressing Committee met on October 13, 2006 to discuss renaming of a portion of County Line Road west of Fleur Drive to Echo Valley Drive as requested by the Plan and Zoning Commission and have the following recommendations about the proposed name change.

The street name west of Fleur Drive should be named or renamed to Echo Valley Drive for the following reasons:

1. The street has been relocated south due to the construction of Iowa Highway 5 by the state and is no longer, for the most part, aligned with the original grid pattern that the street once occupied. This street segment has not officially been named by the City of Des Moines.
2. Currently, the officially named portion of County Line Road that remains is located north of the newly constructed street and remains an open public street that serves as access to a mobile home park that has at least 250 units. If the newly constructed street to the south were given the name of County Line Road, the existing County Line Road segment would have to be renamed requiring all residents of the mobile home park to be notified of the proposed name change. Any name change would cause disruption to these mobile home park residents as their addresses for receiving mail and deliveries would be changed. If the newly constructed street is named Echo Valley Drive only one notification of the name change would be required and that property is currently vacant land.
3. There would be no overlapping of addresses of property between Norwalk and Des Moines as each community would have unique address ranges for property in their jurisdiction. Responses to requests for emergency services in this area would not cause confusion for responders because of the unique address ranges in each jurisdiction.
4. Changing the name of the street name east of Fleur Drive in Des Moines was not considered a viable option as the current street name is on a grid line that is the boundary line between two Counties and the opposition and notification along the this street segment by a large number of people for such a change would be great. Both Des Moines and Warren County have named the street County Line Road and if a change were made, those locations where the street is not completely in Des Moines would cause additional confusion as half the street

would be Echo Valley Drive and the other half would be County Line Road.

5. Polk and Warren County officials have no comment on this proposed street name change west of Fleur Drive, as the area where the street name would be changed does not lie within their jurisdictions.
6. Changing the name of the street at its intersection with Fleur Drive would be the most logical place to make the change as changing a street name at a location other than at an intersection causes even greater confusion to emergency responders and the public as to what is located where and how to get there.

If you have any questions about this recommendation contact me.

Staff present at the meeting

Philip Poorman, Community Development
Ron Bauge, Traffic and Transportation
Joe Bohlke, Community Development
Paul Bushore, Information Technology
Dave Lockard, Police Department
Kris Tuttle, Information Technology
Debra Hobbs, Information Technology
Ken Danley, Fire Department
Jennifer Rouse, Traffic and Transportation
Rita Fromm, Parks Department
Roger Brown, Legal Department
Steve Gunson, Community Development

City Council initiated request to review proposed street name change.			File #	
			11-2006-1.29	
Description of Action	Proposed change for County Line Road between Fleur Drive and Highway 28 to Echo Valley Drive.			
2020 Community Character Plan	Des Moines: Commercial: Auto-Oriented Small-Scale Strip Development and Planned Business Park Norwalk: Medium-Density Multiple-Family Residential, Commercial Office, Community Commercial PUD, Highway Service Commercial PUD, Golf Course			
Horizon 2025 Transportation Plan	County Line Road widen from 2 lane undivided to 4 lane undivided from Fleur Drive to Iowa Highway 28			
Current Zoning District	Des Moines: "A-1" Agricultural "PUD" Planned Unit Development "C-2" General Retail And Highway-Oriented Commercial District Norwalk: "R-1" Single Family Residential, "R-3" Medium-Density Multiple-Family Residential, "C-2" Community Commercial, "C-3" Highway Service Commercial, "PC" Professional Commerce Park			
Proposed Zoning District	Same as Current Zoning District			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area				
Outside Area	0	0	0	N/A
Plan and Zoning Commission Action	Approval	9-2	Required 6/7 Vote of the City Council	Yes
	Denial			No
				N/A

11-2006-1.29

Renaming County Line Road to Echo Valley Drive (Fleur Dr. to Ia Hwy 28)

