

STAFF ANALYSIS

REQUEST

PUBLIC HEARING, Desert Cedar HOA-Initiated Street Name Change: Pursuant to the City Street Name Change Policy (Resolution 14-11), staff requests the City Council's approval to enact one (1) Street Name Change within Desert Cedars Subdivision in the City in an effort to improve public safety and avoid the potential for misdirection or miscommunication. Renamed streets have been generally identified in a multi-department effort, including police and fire, to improve street identification. **DISCUSSION AND ACTION.**

COUNCIL PRIORITIES AND/OR THEMES ADDRESSED

- Public Safety
- Transportation
- Quality of Life
- Managing the Future

HISTORY

On March 18, 2014, City Council approved a Street Name Change Policy for the City of Maricopa in Resolution No. 14-11. In the policy discussion, it was recognized that emergency service providers would always be given priority. Within the approved policy, it authorizes City-initiated and citizen petition for Street Names Changes and outlines public notification processes. Ultimately, the decision whether to change a street name rests with Council's legislative discretion.

On May 1, 2017, the City received an application (ADDR 17-02) from Mr. Mark Miller, representing Desert Cedars HOA, to change the street name from Brittlebush Lane to Desert Cedars Drive. Due to an error at the platting stage, this collector street ended with two street names: Desert Cedars Drive and Brittlebush Lane. This is very confusing for wayfinding and emergency services and does not meet general street naming convention standard, see attached map below. The proposed change is to make the road which cuts through the middle of the community all one name, which begins at the intersection of John Wayne Parkway (SR-347) and ending at Bowlin Road to the south within Desert Cedars Subdivision.

PROJECT INFORMATION

Originally, the application, and fees were submitted in 2014 by the former Desert Cedars HOA manager with the approval from HOA Board (see attached 2014 HOA meeting Minutes). However, the application was not submitted or filed properly to the City, and with the departure of the HOA manager, the case was not processed until this year. As mentioned earlier, this petition is HOA driven and has the Boards' approval. Fortunately, not a single homes within the impacted area are affected by the proposed change to the street name as no homes have a physical (postal) address associated with Brittlebrush Land or Desert Cedars Drive.

Desert Cedars 300 feet radius map



In coordination with HOA Board, the manager Mark Miller has kept the street name change on Desert Cedars HOA's regular monthly meetings agenda for the last few months. Mr. Millar provided the city with HOA meeting minutes from August 10 meeting agenda, minutes and attendee list.

Public Notification, Participation, and Outreach:

Public notices and dissemination of the street name change information included four forms of notifications: (1) mailed letters, (2) newspaper advertisement, (3) posted signs, and (4) through Desert Cedars HOA Board.

To meet City's public hearing notification requirements, and at the time of writing this report, staff sent out newspaper public hearing notice for publication on October 1, 2017, in Casa Grande Dispatch, and Maricopa Monitor on Oct. 3, 2017. The notice was posted to meet all statutory requirements. Further, letters will be mailed to approximately 120 homeowners within the required 300 feet radius of the street, and two (2) public hearing signs will be physically posted near each street: Desert Cedars Drive and Brittlebush Lane. To date, no public comments were received

CITY MANAGER RECOMMENDATION

Move to Approve the Street Name Change as recommended by staff.

- Exhibit A - Street Name Change application
- Desert Cedars HOA Board meetings, agenda and minutes.
- Property owners letters, public hearing newspaper advertisement
- Location map of the proposed street name change