

FACTSHEET

TITLE: **STREET NAME CHANGE NO. 13006**, requested by the Director of Planning, to rename a segment of Hilltop Road as "**North Hill Road**".

SPONSOR: Planning Department

STAFF RECOMMENDATION: Approval.

FINDINGS OF FACT:

1. This is a request by the Director of Planning to rename a segment of Hilltop Road to "**North Hill Road**". It is an approximately 100'-long segment located between North Hill Road and Folkways Boulevard (see attached exhibit, p.2).
2. The first developments in this area (both of which were on the south side of North Hill Road) showed North Hill Road extending in a straight east-west line between North 27th and North 33rd Streets, with the exception of a bend at the North 33rd Street intersection to avoid a wetland.
3. In 1997, the King Ridge preliminary plat was approved and included a new alignment for North Hill Road. Instead of showing North Hill Road extending in a straight line east to west through the area, it terminated at Hilltop Road. The eastern portion was then replaced by Folkways Boulevard which curved to the north at Hilltop Road, and then intersected with North 27th Street one block north of North Hill Road. The revised street alignment made room for several large commercial lots between North Hill Road and Folkways Boulevard. However, the Waterbrook apartment complex (located southeast of the intersection of North Hill Road and North 31st Street) was already under development and included a driveway onto North Hill Road at the location of Hilltop Road. To allow for use of the driveway with access to both North Hill Road and Folkways Boulevard, Hilltop Road was created.
4. Hilltop Road also exists north of the intersection of North 14th and Superior Streets. So while there can be breaks in a street, the segments should be in approximate alignment with one another. In this case, the segment near North 14th and Superior Streets is approximately one quarter mile north of Superior Street, whereas the segment near Folkways Boulevard and North Hill Road is approximately one half mile north of Superior Street. Given the poor alignment for continuous street naming, staff is recommending the name be changed to North Hill Road. As a private roadway in an outlot, there are no lots fronting onto this segment of Hilltop Road, so no homes or businesses are addressed off of it.
5. The staff Street Name Committee has reviewed this request and recommends approval.
6. Although no homes or businesses are addressed off the portion of the street proposed for renaming, property owners in the general area have been notified of the date of the public hearing before the City Council.

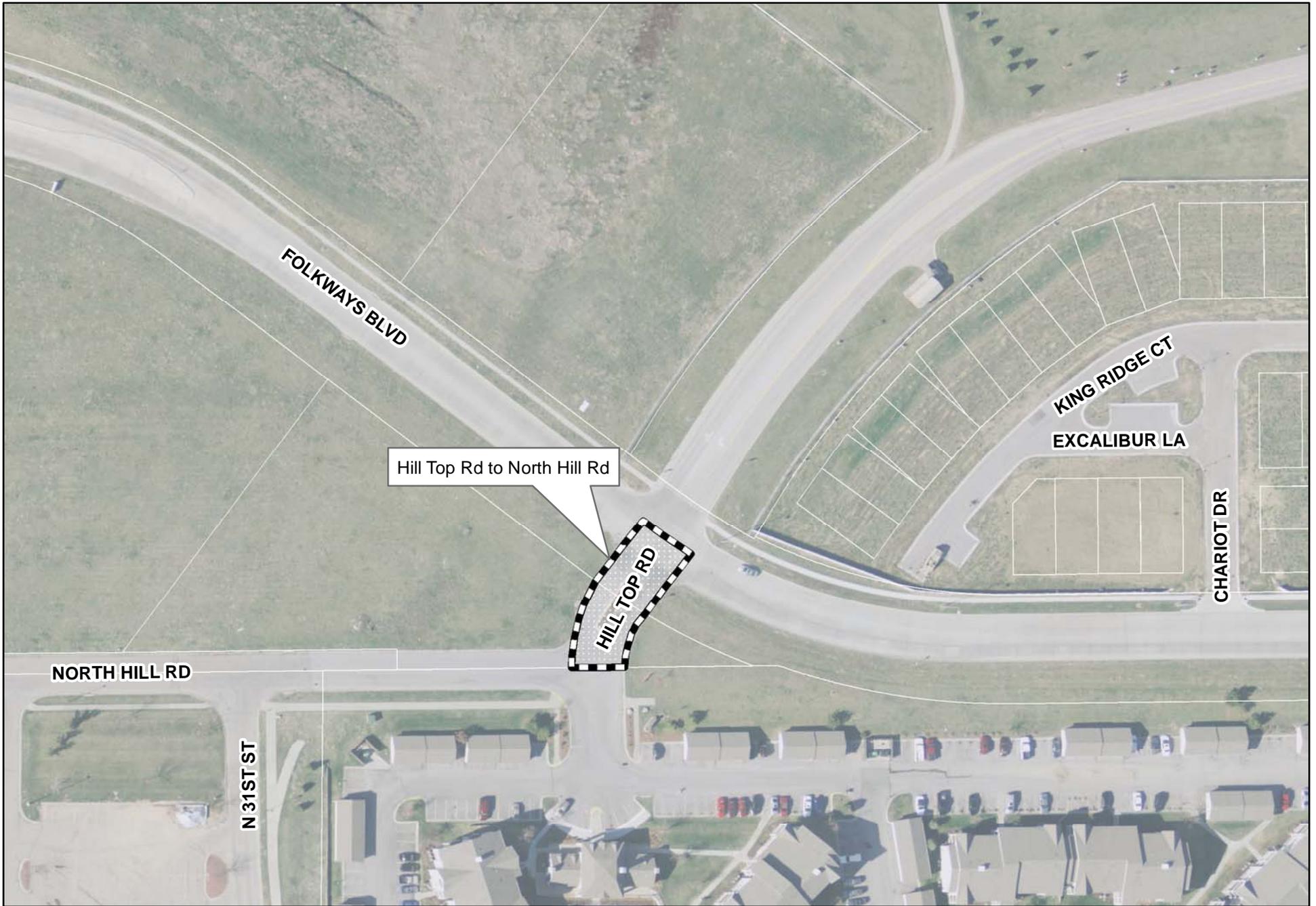
FACTSHEET PREPARED BY: Jean L. Preister

DATE: July 15, 2013

REVIEWED BY: Marvin Krout, Director of Planning

DATE: July 15, 2013

REFERENCE NUMBER: FS\CC\2013\SNC13006



Street Name Change #13006
Hill Top Road to North Hill Road

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