

Name: Mara Lynn Road Street Name Change to Napa Valley Drive

Location: That portion of Mara Lynn Road from the Mara Lynn/Bowman Intersection to where Mara Lynn becomes Napa Valley

Petitioner: Bristol Park Apartments, LP/Baumann Property Company

Request: To change the name of this portion of Mara Lynn Road to Napa Valley Drive.

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Abutting Uses and Ownerships:

A small portion of the eastern end of the street abuts the north perimeter of the Bowman Curve Shopping Center which has an address of 400 N. Bowman Road. The Napa Valley Apartments with an address of 501 Napa Valley abut the street to the north. The applicant's property with an address of 12201 Mara Lynn abuts the street to the south.

Neighborhood Effect:

Only the address of the applicant's property will be affected. Making the change effective at the signalized intersection will reduce confusion.

Neighborhood Position:

No neighborhood position has been voiced. Notice was sent to abutting properties and the St. Charles and Woodland Hills – Aspen Highlands Neighborhood Associations..

Effect on Public Services:

No opposition has been voiced by any of the reviewing agencies.

Staff Analysis:

Presently, North Bowman Road ends at the signalized intersection with Mara Lynn Road. At that point, the street name changes to Mara Lynn Road and the street continues to the west and north. Approximately ¼ mile later, the street name changes to Napa Valley Drive at a point where the street turns to the north. Back at the signalized intersection, Mara Lynn extends to the east to its intersection with Shackelford Road.

From the intersection to where the street becomes Napa Valley, only the Bristol Park Apartments have a Mara Lynn address. The other two properties fronting this portion of street take either a Bowman Road or Napa Valley address. This has led to some confusion

since some people believe that Mara Lynn extends only to the east from the Mara Lynn/Bowman intersection.

The applicants, the owners of the 224 unit Bristol Park Apartments, are requesting that the name of their abutting portion of Mara Lynn Road be changed to Napa Valley Drive. The name change will affect only their property.

Staff is supportive of the street name change. Making the change at the signalized intersection makes sense and should reduce confusion for persons who now believe Napa Valley Drive currently ends at the intersection.

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STAFF RECOMMENDATION:

Staff recommends approval of the requested street name change for this portion of Mara Lynn Road to Napa Valley Drive.

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PLANNING COMMISSION ACTION:

(AUGUST 13, 2015)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval. There was no further discussion. The item was placed on the consent agenda and approved with a vote of 9 ayes, 0 noes and 2 absent.