

CITY PLANNING COMMISSION AGENDA
December 14, 2022

STAFF: Peter Lange

FILE NO:
CPC SN-22-00111 – QUASI-JUDICIAL

PROJECT: Starpoint Way Street Name Change

OWNERS/APPLICANTS: Rachel Ryan of Norwood Development



PROJECT SUMMARY:

1. Project Description: The project includes an application for a street name change within the Woodmen Ridge Apartments Filing No. 2 project located at 7480 Hornet Point. The application proposes to rename an internal street from Intruder View to Starpoint Way. (see “**Site Plan**” attachment)
2. Applicant’s Project Statement: (see “**Project Statement**” attachment)
3. Planning and Development Team’s Recommendation: City Planning staff recommends approval of the application.

BACKGROUND:

1. Site Address: The project site is addressed as 7480 Hornet Point.
2. Existing Zoning/Land Use: The subject property is currently zoned C6/cr/AO (General Business with Conditions of Record and Airport Overlay).
3. Surrounding Zoning/Land Use:
North: C6/cr/AO (General Business with Conditions of Record and Airport Overlay) and is commercially developed.
South: C6/cr/AO (General Business with Conditions of Record and Airport Overlay) and is residentially developed with a multifamily development.
East: PBC/HR/AO (Planned Business Center with High Rise Overlay and Airport Overlay) and is developed with a medical hospital.
West: C6/cr/AO (General Business with Conditions of Record and Airport Overlay) and is developed with a senior retirement facility.
4. PlanCOS Vision: According to the PlanCOS Vision Map (see “**PlanCOS Vision Map**” attachment), the project site is identified as an Established Suburban Neighborhood and is adjacent to East Woodmen Road and Powers Boulevard which are both as New/Developing activity centers and City Priority Corridors.
5. Master Plan/Designated Master Plan Land Use: The project site is located in the Norwood Master Plan which has a status of “implemented.”
6. Subdivision: The project site is located in Lot 1 of Woodmen Ridge Apartments Filing No. 2.
7. Zoning Enforcement Action: None
8. Physical Characteristics: The project area consists of an internal street located within an multi-family residential apartment development, which is currently under construction.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to adjacent property owners with 1,000 feet of the site, which included the mailing of postcards to 90 property owners, on two occasions as part of the internal review and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. During the public comment period, City Planning staff received no public comments pertaining to the subject application.

Staff input is outlined in the following sections of this report. Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included City Engineering, City Traffic, City Fire, Street Naming Administrator, Enumerations, CSU, and SWENT.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development Issues:

a. Street Name Change

The Applicant proposed to rename Intruder View, which is a developed private right-of-way within Lot 1 of Woodmen Ridge Apartments Filing No. 2, to Starpoint Way. The private roadway will provide access and site circulation for residents of the multi-family residential apartment development currently under construction on the property. The configuration of the entitled street will not change as part of this application; rather, the Applicant proposes to change the name to Starpoint Way as it would alleviate the negative connotation associated with the term "intruder." (**see "Site Plan" attachment**)

b. Review Criteria

Per City Code Section 7.7.704(D)(7) *Street Name Changes*, all applications for street name changes shall be determined by the City Planning Commission and in doing so consider whether the following criteria have been met:

I. No Adverse Impact: That the efficient, timely and convenient delivery of services and goods, public and private, to the people and their property will not be adversely affected.

City Planning staff finds that the street name change request will not adversely affect residents or their property as the site is currently under construction and no residents currently reside within the residential units adjacent to the private roadway. The request to change the previously approved street name from Intruder View to Starpoint Way would alleviate a negative connotation. There are no impacts associated with changing the name of an internal street within multi-family residential apartment development.

II. Requirements of this Section: That the requirements of this section have been met.

City Planning staff finds that the street name change request is appropriate, as changing the name of the internal street from Intruder View to Starpoint Way would alleviate the negative connotation affiliated with the term "intruder". The proposed street name of "Starpoint Way" was reviewed by City Engineering, City Traffic, City Fire, Street Naming Administrator, Enumerations, CSU, and SWENT and found to comply with the naming designation standards as set forth in City Code Section 7.7.704(D) *Street Names*, which establishes the parameters for name public and private streets, and rights-of-way.

III. Purpose of Part: That the street name change comes within the purpose of this part, that is, to promote the health, safety, convenience, and general welfare of the citizens.

As discussed above, the Applicant's street name change request was found to be in conformance with the applicable City Code sections and will not adversely affect any residents or their property. As such, City Planning staff finds that the request is consistent with the purpose of City Code Section 7.7.102(A) *Purpose*, which states:

"To promote the health, safety, convenience and general welfare of the citizens of the City."

Staff finds that the street name change request is consistent with the requirements for granting the street name change, as set forth in City Code Section 7.704(D)(7) *Street Name Changes*.

2. Conformance with the City Comprehensive Plan:

City Planning staff has evaluated the proposed application for conformance with the City's current comprehensive plan ("PlanCOS"), adopted in January 2019. According to PlanCOS Vision Map (**see "PlanCOS Vision Map" attachment**), the project site is identified on the PlanCOS Vision Map as an Established Suburban Neighborhood and is adjacent to East Woodmen Road and Powers Boulevard which are both as New/Developing activity centers and City Priority Corridors.. The application request is consistent with the following PlanCOS policy:

“Policy SC01.D: Establish and maintain convenient multimodal connections between neighborhoods, local designations, employment and activity centers, and Downtown.”

The private street associated with this application is located within Lot 2 of Woodmen Ridge Apartments Filing No. 2, which is currently under construction for a multi-family residential apartment development. The street, which was approved as part of the Woodmen Ridge Apartments II project (Intruder View), will provide onsite circulation and will connect to other neighboring streets which circulate towards neighboring employment centers, such as the hospital to the east and the commercial shopping center to the north. **(see “Context Map” attachment)**

3. Conformance with the Area’s Master Plan:

The project site is located in the Norwood Master Plan which has a status of “implemented”. The street name request is for an internal street located within Woodmen Ridge Apartments Filing No. 2, which was previously approved and found consistent with the Norwood Master Plan. The street name change request will change the name of an existing street and will not alter the layout of the previously entitled street. The application request will be consistent with the Norwood Master Plan.

STAFF RECOMMENDATION:

CPC SN 22-00111 – Street Name Change

Approve the Street Name Change request, changing Intruder View to Starpoint Way, based upon the finding that the request meets the review criteria for granting a street name change, as set forth in City Code Section 7.704(D)(7).