



Planning and Zoning Commission Procedural Summary

MEETING DATE: 7/9/2024

ACTION ITEM: Street Naming Changes

AGENDA ITEM: Street Designation and Name Changes

REQUESTED COMMISSION ACTION:

Review the various proposed designation changes or name changes and make a recommendation for the changes to be presented to the Board of Aldermen

SUMMARY OF PROCEDURE:

There exists only an informal procedure for changing street names, and even less so for street designations. A name change would be Commercial St. to 148th St. A designation change would be Fourth St. Terrace To Fourth Terrace. An example of both a name change and a designation change would be changing 4th St. Terrace to Fourth Terrace. The policy behind the procedure is to improve potential areas of confusion; to insert consistent naming or designations; to improve 911 access by eliminating the above.

ATTACHMENTS:

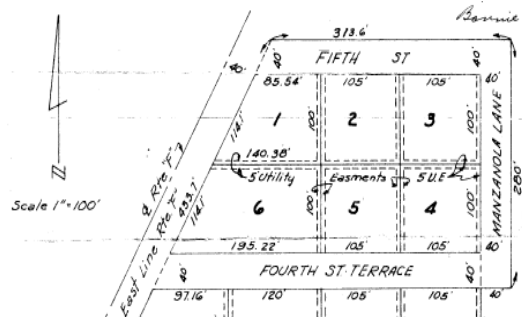
- ☐ Resolution
- ☒ Staff Report

- ☐ Plans
- ☐ Other:

Date:	June 24, 2024
Prepared By:	Jack Hendrix, Development Director
Subject:	Street Designations and Name Changes

In accordance with the discussion at the June 11, 2024 Planning and Zoning Commission meeting, staff has put together a list, along with plat maps or aerial photographs that show the streets that we discussed. As a result of Melissa Wilson's comment about potential other streets, we conducted additional research. What we found included several streets that have been platted, but never improved, as well as another short extension of those that was improved with confusing names. The streets are ordered from north to south in this memorandum.

5th St. Circle



McComas Acres – 1960

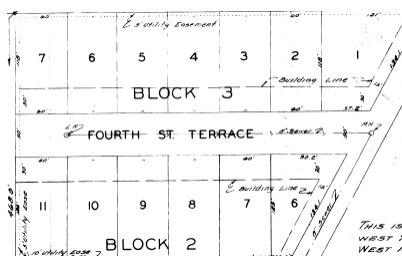


Weatherstone – 1988

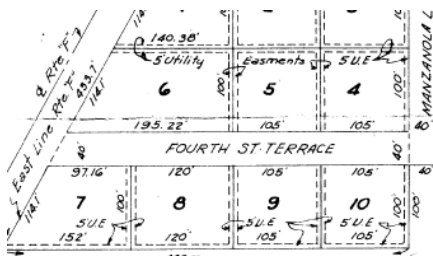
These subdivisions came 28 years apart, but they both have problems with current naming conventions. McComas Acres named the north street Fifth St., and Weatherstone named the extension of that street with the curve and cul-de-sac, 5th St. Circle. Staff recommends that the portion of Weatherstone identified as 5th St. Circle be renamed to Fifth Circle, or Fifth Dr.. As is shown in the aerial below, this street is currently undeveloped, so no impact to residents will occur.



Fourth St. Terrace



Walker's Add'n 1955



McComas Acres 1960



Weatherstone 1988

Fourth St. Terrace naming started in 1955, McComas Acres extended the street and name in 1960, and Weatherstone extended the street and changed the name to 4th St. Terrace. Staff recommends that the portions in Walker's Add'n and McComas Acres be changed from Fourth St. Terrace to simply Fourth Terrace. The Weatherstone street should be renamed from 4th St. Terrace to Fourth Terrace. As the following aerial shows, the Walker and McComas portions are constructed but Weatherstone is not constructed. For the residents affected by this change, it is only removing the street moniker and leaving the rest of the street name in place.



Third St. Terrace



Walkers Add'n 1955

Weatherstone 1988

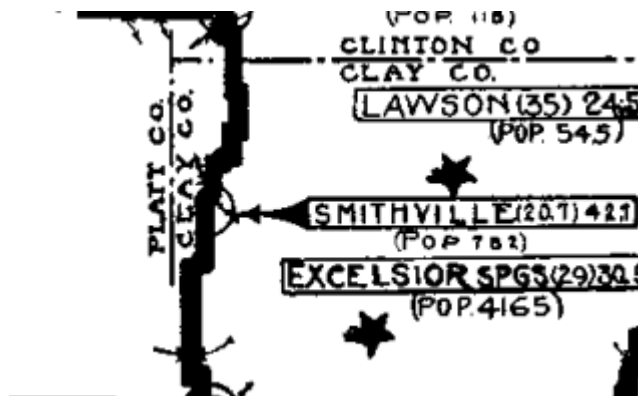
This street naming also began in 1955 with Third St. Terrace. In 1988 when Weatherston was platted, the name changed to 3rd Street Terrace. Staff recommends renaming the Walkers Add'n portion from Third St. Terrace to just Third Terrace. This change would minimally impact the residents of that street since the only change is to remove the St. portion and leave Third Terrace. The Weatherstone portion is completely undeveloped so there is no impact to residents of a change from 3rd Street Terrace to Third Terrace. The aerial below shows the area.



Commercial Avenue

This street has multiple names shown on the various plats from Church Street to 169. There are also more unplatted lots located on the property than plats, the majority of which use "Commercial Street" in the call of the metes and bounds descriptions. For certain, it was initially intended to be Commercial Avenue inside the City Limits, as the Unrecorded Original Town Plat (prior to 1877) identified the street as Commercial

Avenue. Thereafter, the Kemp Woods Addition (1889) kept the Commercial Avenue name. We don't show any clear records after that date (until much more recently) but we know it was fully constructed circa 1924 as it was included in the Jefferson Highway International Tourist Guide as shown below.



It has been identified that the route of the Jefferson Highway followed 169 north, generally out of Nashua, and when it reached what is now Commercial Ave., then jogged to the right and followed the current Commercial Ave route until Main St., where it turned left to Bridge St., then travelled across the bridge. It turned right at Old F Hwy and followed that route through to Trimble. This would explain why the unplatted lots south of downtown refer to Commercial St. generally. One Plat (Emerald Ridge) shows the name to be Commercial Drive. The last plat on the route with a name on the street has it as Avenue, but the McDonalds is an unplatted lot and uses Street. The west side of 169 platted the street as Street.

Staff recommend changing the name throughout the route from Church Street south to Shamrock Way to either Commercial Avenue or Commercial Street to make the naming consistent. The remainder, from Shamrock Way to the end just west of 169 staff recommends that it be renamed 148th Street, which lines up with the other three-digit numbered streets throughout town.



If approved by the Commission, staff will submit Resolutions for the Board of Aldermen to consider for each of the street name changes.