

COMMUNITY PROJECT/REZONING

210189

Ordinance Number

Ordinance Fact Sheet

Case No. 1752-V

Brief Title

A request to vacate a portion of E. 23rd Street in Districts R-0.5 and DC-15 generally located just north of Children's Mercy Hospital, to allow for the hospital to eliminate the need for certain encroachment permits and the associated ongoing fees for existing pedestrian bridges and future building footprints.

Details

Location: Generally located just north of 2401 Gillham Road
Reason for Legislation: To allow for the applicant to eliminate the need for certain encroachment permits and the associated ongoing fees for existing pedestrian bridges and future building footprints.
CITY PLAN COMMISSION The City Plan Commission heard this case on September 15, 2020. The Commission recommended approval of the vacation with two conditions.
BRIEF PROJECT DESCRIPTION The area to be vacated is located just north of Children's Mercy Hospital within the Hospital Hill neighborhood and to the immediate south of an area maintained by KCMO Parks. The existing right-of-way is part of E. 23rd Street. The applicant has stated that the intent of this vacation is not to close or abandon the street but to allow the hospital to maximize the use of the adjacent property, allow for continuous connection on campus, and still maintain the street for public use. Easements for public access and utilities, and emergency traffic are anticipated. The vacation of this right-of-way will eliminate the need for certain encroachment permits and the associated ongoing fees for existing pedestrian bridges and future building footprints. Ultimately, the vacation would allow the applicant to develop or utilize the unencumbered adjacent property without additional fees or permits. In conclusion, staff is in support of this vacation. The City Plan Commission recommended approval of this vacation, subject to one condition.
RECOMMENDATION: Staff recommends approval of Case No. 1752-V with the following conditions: <ol style="list-style-type: none"> 1. That a utility easement is retained for all AT&T, Google Fiber, Time Warner Cable, KC Water, KC Streetlighting, Spire, and Evergy facilities and that the facilities are protected. 2. That an access easement be retained for KC Water Services and KCMO Fire, and that unfettered ingress/egress is retained. 3. That all streetlight facilities be maintained by the applicant or removed at the owner's expense. 4. The area to be vacated shall be maintained to fire access road specifications IFC-2012 § 507.5.4.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	4th District (Shields, Bunch)
Applicants / Proponents	Applicant Jackie Foy BSA LifeStructures 6601 College Blvd, Suite #100 Overland Park, KS 66211 City Department City Planning & Development
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission (7-1) 09-15-20 By Allender, Baker, Beasley, Crowl, Enders, Hill, Rojas, Sadowski <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken
	<input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation

5. No permanent obstructions may be built or erected as to obstruct any part of the fire access road (IFC-2012 § 503.4).

6. Fire Department access shall be maintained to all fire hydrants, building and fire protection appliances/features found on the surrounding buildings (IFC-2012 § 507.5.4).

	<input type="checkbox"/> Hold <input type="checkbox"/> Do not pass
Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

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Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By: **Date:** 09-15-20

Zach Nelson
Staff Planner

Reviewed By: **Date:** 09-18-20

Zach Nelson
Planner
Development Management

Initial Application Filed: 04-14-17

Reference Numbers:

Case No. 1752-V