

COMMUNITY PROJECT/REZONING

150601

Ordinance Fact Sheet

Case No. 1707-V

Brief Title

To vacate right of way generally located at NW Tullison Road and Hickory, south of NW Tullison Road and west of Highway 169.

Details

<p>Location: generally located at NW Tullison Rd. and N Hickory St., South of Hwy 9 and West of US 169 Hwy</p>
<p>Reason for Legislation: To vacate right of way generally located at NW Tullison Road and Hickory, south of NW Tullison Road and west of Highway 169.</p>
<p>PLAN REVIEW/ANALYSIS: The applicant, Briarcliff Development Company, is proposing the vacation of a portion of right-of-way immediately south of NW Tullison Road. The right-of-way to be vacated was recently under the control of MoDOT – the property was transferred to the City earlier this year. The property to be vacated follows the alignment of NW Tullison Road on the north and the immediately adjacent property line to the south. The right-of-way to be vacated is undeveloped green space.</p> <p>The property owner wishes to vacate this property in order to build a retaining wall. The property is located in an approved UR district. The approved development plan for this site shows two multi-family residential structures and a parking lot. The vacation would also create more developable space for the continuation of the Briarcliff multi-family housing development on the site.</p> <p>NW Tullison Road provides access to the Waterwell Athletic Complex which is immediately north of the railroad and Missouri River. NW Tullison Road moves from being a street to an access drive at the entrance of the park. The vacation of this right-of-way would prevent future widening of NW Tullison Road. It is not anticipated that the park will generate enough use to justify increasing capacity on NW Tullison Road.</p> <p>The vacation of this right-of-way will not affect traffic circulation or access availability within the block or Kansas City as a whole. The applicant has received the required property owner and utility consents to vacate the right-of-way. AT&T and KCMO Water Services have facilities in the right-of-way and require an easement and the protection of existing facilities. The Fire Department has a fire hydrant in the right-of-way that must remain as well.</p> <p>Staff recommends approval of Case No. 1707-V with the following conditions:</p> <ol style="list-style-type: none"> 1. That a full-width utility easement be retained. 2. That any existing facilities within the right of way be protected. 3. That any fire hydrant present will remain operable, maintained and available for immediate use by the

Ordinance Number

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	4 th District (Glover, Marcason)
Applicants / Proponents	<p>Applicant Michael Fischer Briarcliff Development Company 1300 NW Briarcliff Parkway Kansas City, MO 64150</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	<p>Groups or Individuals</p> <p>Basis of Opposition</p>
Staff Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>City Plan Commission (6-0) 07-07-2015 By Baker-Hughes, Burnette, Crowl, Martin, May and Macy</p> <p><input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken</p> <p><input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
Council Committee Actions	<p><input type="checkbox"/> Do Pass</p> <p><input type="checkbox"/> Do Pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</p>

Continued from Page 1

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: 07-10-2015

Ashley Winchell
Staff Planner

Reviewed By:

Date: 07-10-2015

Diane Binckley, AICP
Division Manager
Development Management

Initial Application Filed: 04-01-2015

City Plan Commission: 07-07-2015

Revised Plans Filed:

Reference Numbers:

Case No. 1707-V