

August 21, 2014

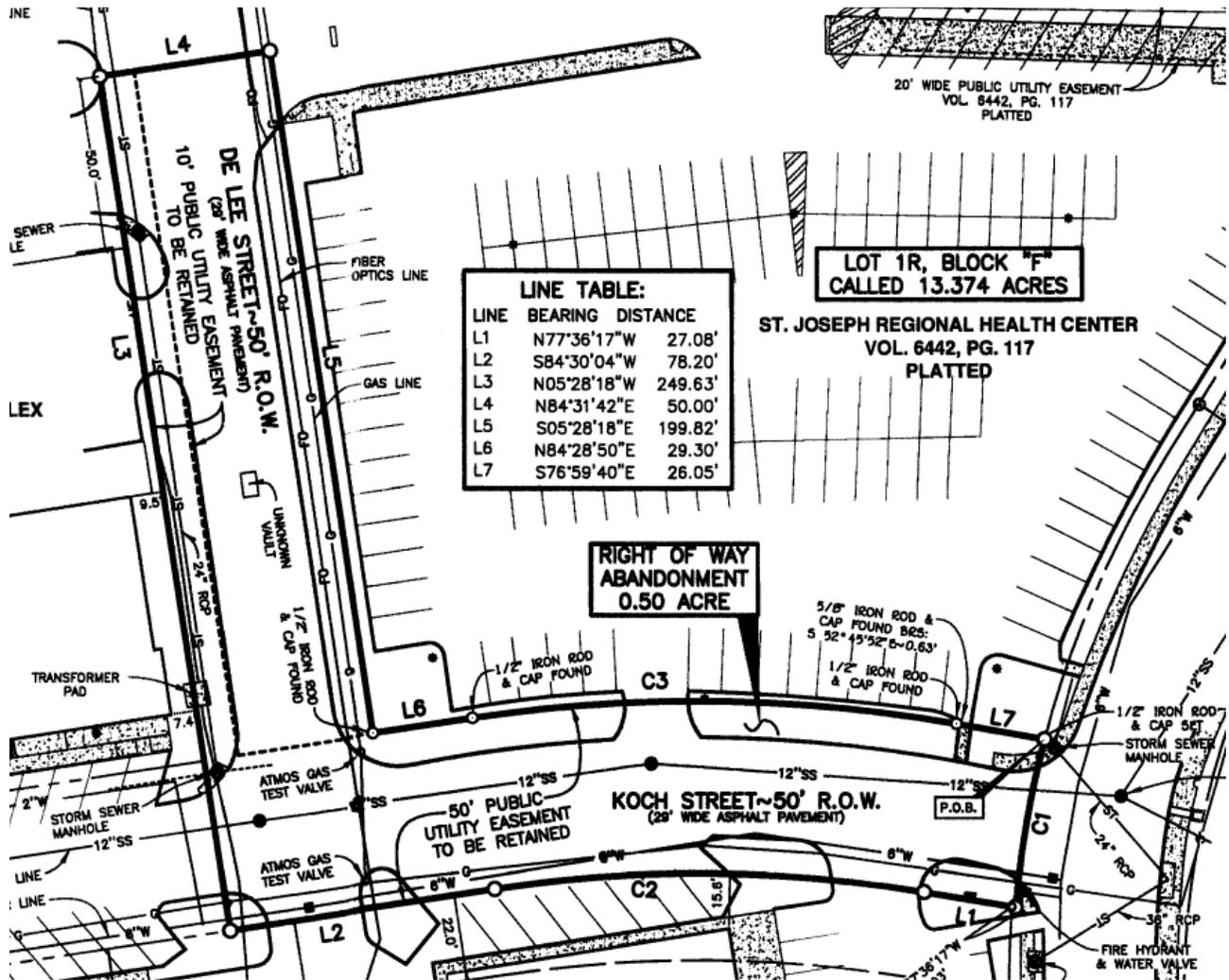
Right-of-way Abandonment case no. RA14-04: portions of Koch Street and De Lee Street

LOCATION: a request to abandon an approximately 50-foot wide and 196-foot long segment of public street right-of-way for Koch Street and an approximately 50-foot wide and 200-foot long segment of public street right-of-way for De Lee Street, extending generally west of Memorial Drive between Kent and 29th Streets

APPLICANT(S): St. Joseph Health Center

STAFF CONTACT: Matthew Hilgemeier, Staff Planner





BACKGROUND:

In 1964, both De Lee Street and Koch Street rights-of-ways were dedicated to the City of Bryan as part of the Professional Complex Subdivision plat. This plat also created the various lots which would eventually make up the St. Joseph Regional Health Center Campus. Over the years, the original Professional Complex Subdivision has been replatted and renamed to the St. Joseph Regional Health Center Subdivision. In 1994, a 50-foot wide, 490-foot long portion of De Lee Street, running south from East 29th Street to Franciscan Drive, was abandoned to allow for the expansion of the St. Joseph Hospital facility.

Now St. Joseph Hospital and adjacent property owners wish to abandon a 50-foot wide, 196-foot long portion of Koch Street and a 50-foot wide, 300-foot long portion of De Lee Street located at the southeast corner of the subject property near Memorial Drive. A total of 0.50 acres is being requested to be abandoned. The purpose of this request to abandon this portion of public right-of-way is to allow for the development of a new emergency room facility at the St. Joseph Regional Hospital. The new emergency room facility will take access to Memorial Drive, and the portion of right-of-way being abandoned will allow the hospital to relocate existing patient parking and include additional ambulance parking closer to the new facility.

ANALYSIS:

While these portions of De Lee Street and Koch Street are technically public right-of-way, they basically function as drive aisles in the St. Joseph Hospital parking area. Abandoning the subject right-of-way will allow this land to be formally integrated with adjacent property owned by St. Joseph Regional Health Center. Staff recommends that a 50-foot wide public utility easement will be retained in the area requested to be abandoned, to allow the City continued access to existing public utilities that will be left in place.

RECOMMENDATION:

The Site Development Review Committee and staff recommend **approving** this request to abandon this 50-foot wide 300-foot long portion of De Lee Street and 50-foot wide 196-foot long portion of Koch Street right-of-way, **subject to the following conditions:**

- **That a formal replat encompassing all property which the applicants own or will own after abandonment of these rights-of-way is filed with the City for recording.**
- **That a public utility easement be reserved over the entire area of the right-of-way to be abandoned, to accommodate existing public utility facilities.**

Excess right-of-way burdens the public with possible continued maintenance, liability concerns, and is an inefficient use of urban land. The right-of-way requested to be abandoned will be functionally integrated with adjacent properties once the development of the new emergency room facilities is completed. Staff contends that the recommended rearrangement of land will have the most likely long-range public benefit.