PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of February 19, 2009

SUBJECT: Parkwood Street Vacation (SV01-009)

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Parkwood Street Vacation.

STAFF RECOMMENDATION

Staff recommends that the street vacation be **approved**, because the platted street is not needed for public transportation purposes, and it would not have detrimental effects on the public health, safety, or welfare.

LOCATION

The unconstructed portion of Parkwood Street proposed for vacation is between Kingwood Street and Valley Drive. It is part of the Evergreens Subdivision, and lies within the City-owned Evergreen Park.

DESCRIPTION

The petitioner, the Community Services Unit of the City of Ann Arbor, seeks approval to vacate one block of public right-of-way. This block of Parkwood Street was never constructed. The parcels abutting both sides of this block are owned by the City and are part of Evergreen Park. Community Services seeks to vacate this block to unify the parkland as a single parcel and ensure that a public street will never be constructed here.

To vacate the alley, City Council must pass a resolution, and the alley is considered vacated at the time the resolution is recorded. If the City vacates the alley, the land area of the alley will be divided and added equitably to the parcels with frontage on either side of the alley – in this case, the City owned Evergreen Park. There are no public or private utilities in the proposed vacation area.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING R1C (Single-Family Dwelling District) and TWP (Township District)			
NORTH	Single-Family Residential				
EAST	Evergreen Park	PL (Public Land District)			
SOUTH	I-94				
WEST	Evergreen Park	PL			

HISTORY

The original Evergreen/Scioto Hills Subdivision was constructed from 1925 to 1929 on what was then the City's outskirts. The City began assembling parcels for Evergreen Park in the late 1980s, and it is now complete. Two parcels within Evergreen Park were rezoned from R1C to PL by City Council on January 20, 2009. The entire park is now zoned PL.

PLANNING BACKGROUND

This site is located in the West Area. The West Area Plan designates parks and open space as the appropriate land uses for this site.

COMMENTS PENDING, UNRESOLVED OR NOTED

<u>Planning</u> – No City department has expressed a need or desire to keep this block of Parkwood Street from being vacated. Staff supports the Parkwood Street vacation request.

Prepared by Jill Thacher Reviewed by Connie Pulcipher and Mark Lløyd

jsj/2/10/09

Attachments: Original Subdivision Plat

Location Map

c: Systems Planning City Assessor

* * * * * * * * * * * * * * * * * * * *	he i						
	77. 094 Wase 387	See Leter 1050 Page	657	he Liber 1054	Filge 518	Grand A. M.	
10				e.,		July 8	
						To de House	- 12
1	marcerros	THE	EVERGI	REENS"	4.	DESCRIPTION	2
4.4	1.70		OF PART OF TO		LF.		
3.5	· uniques L. 17022 and Laura F. 170020, arrang and wis, imparts A. Nowing and Flore Howing, husband and wife, Floyd A. Surgent and Mildred T. Surgent, husband and wife, and Sulph R. Lowright a single	SECTIO WASHTE	NAW COUNTY, MIC	HIGAN		rounship, Washt may County, Michigan, is described as fellows; fellows: Commencing at the south marter pest of serilating	9 .
	man as vendess, have caused the land subress in the amount plat to be surroyed, laid out and platted to be known as "THE EVENDEDED a subdivision of part of the south half, section 24, letin Tognahip,	SCALE: ONE INC	H - ONE HUNDRED	SIXTY FEET. Ten	Windstan Coory	No, town two south, range five east, theirtemay Georgy, Michigan, thomes N. 87 - 52' F. along the senthlibes of said section MoS. M fort, thomas E. 00 - 45' E. MSS.13	4
i.	Gamples h. Person and Laure P. Robble, hashest and stife, hypered a. Robble h. Robble hashest and Laure P. Robble, hashest and stife, hypered a. Robble hashest and right Paryl a. Robble hashest and right Paryl a. Robble hashest and right Paryl a. Robble has all readers, here caused the hand submeds in the amount plant to be surveyed, hald out and planted to be hown as THE HERMANDE probabilities of part of the court half, seeking 3, 844, Typerble backtones Gausty, Hindigen, and that they have and Elling all robble and the public.		*	۲ -	Appetreil for Record, the Jott.	fort to the center line of Bester Read; thomas & 68 27 Realized and center line 505, 61, fort; those; and the content line 505, 61, fort; those; and the line of li	
ir.	K. Regitan . Jarles J. Drestus,				De to ack H. V. women	The land submond in the toward plat of own remembers, a selection of part of the south half, seeking all, falls the presents, but the seeking seeking and the presents, but the seeking seeking as the present of the seeking and the seeking as the s	
1	That a feel Rolal R Langettus			\	A A Carrier	24; themes N. 87 - 56 - 30" N. along said south line 66.	
	And I de meldered I Straut (15)	11/1		# E :=			
1	Alta of Deofing Haguard a Uniterior					TAX CENTIFICATE OFFICE OF THE COURT TRESCRIA VARITIMA COURT, MICHIGAN	
1	Gordon in Abbotion Hom A Newtonius	1 / Tomas		*		I bursely seetly that there are the find lines of thicker of the lines of this best of the lines of this best by pointedning as said that is the fire paragraph seed to the fire paragraph seed to the fire paragraph seed of the lines of the	
Yata	TACTOR GARAGE BUTTON (18)	A pull of	11.	200		or 1.2 tax liess or titles held by individuals as maid finds for the five sure preceding the Tay of stopped I am and that the laws for said paries of five sure are fully	
	Monte of Michigan	1/1/1/1/7	The same of the sa				
t.	dent ty of Mashtanav asy of		In The second	5.1	٦ .	Tacored Har without	
	Open by of Washington's On this All, day of the second of the same a Betary Public in and for anix oranty parasonly case the above mented Sarah E, Schaffer, Chaffelo I., Stocks and Laura F, Srocks, Zambanad and wife, Mynard A, Newton and Flora Verton, husband and	The state of the s	1/1/1/		, 31	REMARION, R CAMILLIGADE	
	mound Serah E, Schulfere, Östelhen L. Serahn and Laure P, Breube, Semann and upite, libyard A, bervinen and Farri verten, hashend and "piffs, Flaye A. Bervanet and didred T, Seepaset, husband and upite, Tayed A. Bervanet and didred T, Seepaset, husband and upite, "Establishment of the Seepaset and Seepaset, husband and upite, that from art and deeps," The named all the berty additions and arkineleige-this man to be that from art and deeps, The named and the seepast and th		Tabel In Joy		1 20	I browly certify, That the plat herein delicated for the find and the present man has accounted for at leav than the law t	
	their tree act and door		Lated &	TONGE	F	inst in disseter and lifteen inshes in length set in a concrete base at least four inches in disseter and furty-eight inshes in depth have been placed at points marked those, as hereon	
*	We commission approve today 12		11/4	11/1/	4	at all angles in the boundaries of the hand platted, at a single intersections of streets, intersections of alleys, are at a new alleys, and at the intersections of streets and alleys at the boundaries of the plat, as show on mid plat.	
				WINT	The same of the sa	the boundaries of the plat, as shown on mid plat.	
	PROTESTION	02 H 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	XXX	A 4/1	Maria	J. H. atuell	
	A CONTRACTOR OF THE PROPERTY O	Exems me me me	The state of	1/1/4/w/	///	A. C.	
*	ENGS ALL MRS BY THEME PRESENTS, That I, John C, Fritz administrator for the estate of Chara 's Fritz, pursuest to the provisions of pawer of administratorship granted by the Judge of Frobate for Embleones County, Michigan, dated Formary 16, 1925, and on record			TAFER		CHATTFIGATE OF APPROVAL. SY THE BOARD OF COURTY AUDITORS	
	ig the Frohate office; as proprietor, here caused the LACH mattered in the agreement plat to be surveyed, laid out and platted to be	KINGWOOD	3 STREAM	The state of the s	mil the man of	This plat we approved by the Beard of Genaty anditors of Beard on County, Michigan, at a meeting half mile.	
r	saction 25, Seto Township, In shtemas Sounty, Michagen, and that this streets and alleys us shown on said plat are hereby dedicated \$6 the use of the public.	77 180 W	1 m *60 + 3 cs 2	27 1 2 2 2	1 2	Samuel M. Hammand	
	artist and similar to the Security of Al			27 37 39	311	Church Brown	
	Mulliam Milely The of the state	111 111 111	13			Chand to Who was	
	, , ,	ist in	112 2 70	7 10 3 4	18 1		
	State of Michigan	VALLEY .		"		2.2	
	Greaty of Bashtayan on Market,, 1827 before me a Netary Public in and for maid county, pore vally go of the above smeat John S. Fritz, administrator for the coulds of Clara R. Fritz, haven to se to " the person this counted the above definition."		DE ME H	7 H H	9 7	BY THE TOWNSHIP BOARD	
	harm to me to " the person wit amounted the above dedication and asknowledges the same to be their live act and deed,	Ser Inc. (et S	The state of	# # # #	" " "	this plat are approved by the Touchip Board of the Touchip of Safet Smitting County, Melting, at a meeting held	
	and uther independent the same to be their res set and dear. Set of the same			4 3	7 "	was they also could be for	
	Wasserston ambres 44 Tell Land	103	[الفرا السلياسا	VALLEY	DRIVE	Hang To the second seco	
*	Attantion on girm to	SOUTH LINE SECTION 24	The state of the state of		11 E B DA		
-		and the state of the state of	A STATE OF S			A CONTRACTOR	
-					11-4		
			CONTRACTOR OF THE				
				¥ 7			
	a						198

-Location Map-



Map Legend
☐City Boundary
☐Railroads

Maps available online: http://gisweb.ewashtenaw.org/website/mapwashtenaw/ This map complies with National Map Accuracy Standards for mapping at 1 Inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of informa