

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 16, 2018

**SUBJECT: 1505 White Street Alley/Right of Way Vacation
File No. SV18-002**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the vacation of the entire 16' wide alley in Block 7 of the plat of Hamilton, Rose, and Sheehan's Addition, platted as 429' in length and extending from White Street to East Park Place.

STAFF RECOMMENDATION

Staff recommends that the proposed vacation of the entire 16 foot wide, 429 foot long alley in Block 7 of the plat of Hamilton, Rose, and Sheehan's Addition, be **approved**.

LOCATION

The alley is located in Block 7 of the plat of Hamilton, Rose, and Sheehan's Addition, on the east side of White Street (platted as Thayer), north of Henry Street and south of East Stadium Blvd and extends to E. Park Place. The alley is in the South Area Planning Area, and borders along the Allen Creek and Malletts Creek Watershed.

DESCRIPTION OF PETITION

A petition to demolish the 1,838 square foot duplex at 1505 White Street and construct a two-story, 2,502 square foot single-family residence with six bedrooms was approved by City Council on March 19, 2018. A portion of the existing drive approach and driveway were located in the platted alley. At the time, staff believed the alley was vacated and the site plan was approved with the driveway remaining largely in its existing location, conditioned upon the owner of 1505 White Street entering a license agreement allowing the owner and City reciprocal access rights. Since approval of this site plan, staff has not been able to locate evidence that the alley was fully vacated. City Council passed a resolution in 1999 (R-218-4-99) that appears to have been intended to vacate a 107.25 foot length of the alley extending west from East Park Place, although the resolution's language is not fully clear.

Staff proposes that the full length of the 16-foot-wide alley between White Street and E. Park Place be vacated. Upon vacation, the owner of 1505 White Street will enter the license agreement as originally contemplated by the approved site plan. No parking will be allowed in the 1505 White Street drive area. This alley has not been maintained by the City, is physically divided by East Stadium Boulevard, and is not needed for access to adjacent parcels. Therefore there is no public interest in retaining the alley.

DEPARTMENT COMMENTS

Systems Planning – Staff supports the proposed vacation of the 16-foot-wide alley.

Planning - Staff supports the proposed vacation. The existing driveway and drive approach for 1505 White Street are located in the platted alley, which if vacated would be partly on land owned by the City of Ann Arbor. Under the site plan for this parcel, the owner will enter a license agreement allowing the driveway to remain and for the petitioner to access the parking spaces and garage in the rear of their property.

Prepared by Chris Cheng
Reviewed by Brett Lenart

Attachments: [ROW and Alley Map](#)
[Platt-Hamilton Rose & Shehan's Addition](#)
[MDOT ROW map alley](#)
[Vacation E. Park Place](#)

City Attorney
Project Management
Systems Planning
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