



Legislation Text

File #: 14-1220, **Version:** 1

Resolution to Vacate a 120-Foot Length and a 30-Foot Length of Unimproved, Platted Seybold Drive, Scioto Hills No. 1 Subdivision (CPC Recommendation: Approval - 7 Yeas, 0 Nays) **(8 Votes Required)**

Approval of this resolution will vacate two portions of unimproved, platted public right-of-way within the Ann Arbor Housing Commission's North Maple Estates housing development, which is owned by the City. Upon vacation, ownership of the vacated parcels will revert entirely to the City, which will "fill in" the North Maple Estates site and allow the Ann Arbor Housing Commission to better redevelop the site as a whole parcel.

The Ann Arbor Housing Commission has submitted a proposed site plan to redevelop the North Maple Estates site that reflects this vacation. Approval of that site plan is dependent upon this vacation.

A 330-foot length of Seybold Drive was vacated in 1969 as part of the original Housing Commission development on this site. The two additional lengths, extending the previous vacation by 120 feet to the north and 30 feet to the south, will square off the northern and southern borders of the site. These lengths of unimproved, platted right-of-way do not serve any privately owned lots or contain any public utilities serving any other lots.

The City Planning Commission held a public hearing regarding the vacation at its meeting of June 17, 2014 and heard no objections or concerns. The City Planning Commission recommends approval of the requested vacation.

Attachments: 6/17/14 Planning Commission Staff Report, 6/17/14 Planning Commission Minutes, Vacation and Easement Drawing

Prepared By: Alexis DiLeo, City Planner

Reviewed By: Wendy L. Rampson, Planning Manager and Sumedh Bahl, Community Services Area Administrator

Whereas, The City of Ann Arbor is the owner, on behalf of the Ann Arbor Housing Commission, of property commonly known as the Ann Arbor Housing Commission North Maple Estates at 701 North Maple Road;

Whereas, The North Maple Estates site includes 20 lots (Lots 253 through 261, Lots 271 through 279, and Lots 291 through 294) of the Scioto Hills No. 1 Subdivision, as recorded in Liber 8 of Plats, Page 30, Washtenaw County Records;

Whereas, The Ann Arbor Housing Commission has submitted a proposed site plan to redevelop the North Maple Estates site and the approval of that site plan is dependent upon this vacation;

Whereas, The platted lots that compose the North Maple Estates site are located on both sides of Seybold Drive, a platted public right-of-way of the Scioto Hills No. 1 Subdivision;

Whereas, A 330-foot portion of Seybold Drive was vacated in 1969;

Whereas, The additional segments to be vacated would remove the remaining right-of-way within the boundaries of the proposed development site;

Whereas, The additional segments do not serve any privately owned platted lots and do not contain any public utility mains serving privately owned platted lots;

Whereas, The City Planning Commission held a public hearing on June 17, 2014 and recommended approval of the proposed vacation;

Whereas, On July 7, 2014, City Council approved a resolution of intent to vacate and hold a public hearing on this vacation on August 18, 2014; and

Whereas, City Council held a public hearing on this vacation on August 18, 2014;

RESOLVED, That the City of Ann Arbor vacates all rights pertaining to the public right-of-way in the following described parcels:

Vacated Parcel "A"

Commencing at the NE corner of Lot 290 of "Scioto Hills Number One" Subdivision, Liber 8 of Plats, Page 30, Washtenaw County Records; thence N87°42'30"W 155.00 feet along the North line of said Lot 290; thence S01°31'00"W 120.00 feet along the West line of Lots 289-290 of said "Scioto Hills Number One" Subdivision; thence N87°42'30"W 155.00 feet along the North line of Lot 280 of said "Scioto Hills Number One" Subdivision; thence N01°31'00"E 60.00 feet along the East right-of-way line of Seybold Drive (50 feet wide) to the Point of Beginning; thence N87°42'30"W 50.00 feet; thence N01°31'00"E 40.00 feet along the West right-of-line of said Seybold Drive (50 feet wide); thence S87°42'30"E 50.00 feet; thence S01°31'00"W 40.00 feet along the East right-of-way line of said Seybold Drive to the Point of Beginning. Being a part of Section 24, T.2S., R.5E., City of Ann Arbor, Washtenaw County, Michigan, and also being a part of "Scioto Hills Number One" Subdivision, Liber 8 of Plats, Page 30, Washtenaw County Records, and containing 0.05 acres of land.

Vacated Parcel "B"

Commencing at the NE corner of Lot 290 of "Scioto Hills Number One" Subdivision, Liber 8 of Plats, Page 30, Washtenaw County Records; thence N01°31'00"E 240.00 feet along the West right-of-way line of Maple Road (66 feet wide); thence N87°42'30"W 155.00 feet along the South line of Lot 295 of said "Scioto Hills Number One" Subdivision; thence N01°31'00"E 60.00 feet along the West line of said Lot 295; thence N87°42'30"W 155.00 feet along the South line of Lot 272 of said "Scioto Hills Number One" Subdivision to the East right-of-way line of Vine Court (50 feet wide) and the Point of Beginning; thence continuing N87°42'30"W 50.00 feet; thence N01°31'00"E 120.00 feet along the West right-of-way line of Vine Court (50 feet wide); thence S87°42'30"E 50.00 feet; thence S01°31'00"W 120.00 feet along the East right-of-way line of said Vine Court to the Point of Beginning. Being a part of Section 24, T.2S., R.5E., City of Ann Arbor, Washtenaw County, Michigan, and also being a part of "Scioto Hills Number One" Subdivision,

Liber 8 of Plats, Page 30, Washtenaw County Records, and containing 0.14 acres of land.

RESOLVED, That the City of Ann Arbor retains all ownership rights in the parcels underlying the vacated public right-of-way; and

RESOLVED, That an appropriate instrument approved by the City Attorney evidencing this vacation be recorded at the Washtenaw County Register of Deeds as soon as practicable following approval of this resolution.