

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

8a

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.

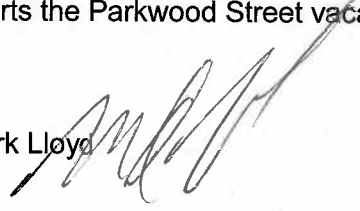
PLANNING BACKGROUND

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

Planning – 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 Pulcifer and Mark Lloyd
jsj/2/10/09



Attachments: Original Subdivision Plat
Location Map

c: Systems Planning
City Assessor

See Lib. 994 Page 387 See Lib. 1050 Page 657

See Lib. 1054 Page 518

Examined by
J. J. ...
Notary Public

"THE EVERGREENS"

A SUBDIVISION OF PART OF THE SOUTH HALF,
SECTION 24, SCIO TOWNSHIP,
WASHTENAW COUNTY, MICHIGAN.

SCALE: ONE INCH = ONE HUNDRED SIXTY FEET.

REGISTERED BY THE STATE OF MICHIGAN
Washtenaw County
Recorded by the State of Michigan
A.D. 1927
at the office of the State Register
at Lansing, Michigan
J. J. ...
Notary Public

KNOW ALL MEN BY THESE PRESENTS, That on March 8 Schaffer as proprietor
Charles L. Brooks and Laura P. Brooks, husband and wife, Myron A.
Brooks and Clara Brooks, husband and wife, Floyd A. Sergeant and
Mildred T. Sergeant, husband and wife, and Ralph L. Loring a single
man as vendee, have caused the land embraced in the annexed plat to
be surveyed, laid out and platted to be known as THE EVERGREENS a
subdivision of part of the south half, section 24, Twp. 24 N., R. 24 E.,
Washtenaw County, Michigan, and that the streets and alleys shown
on said plat are hereby dedicated to the use of the public.

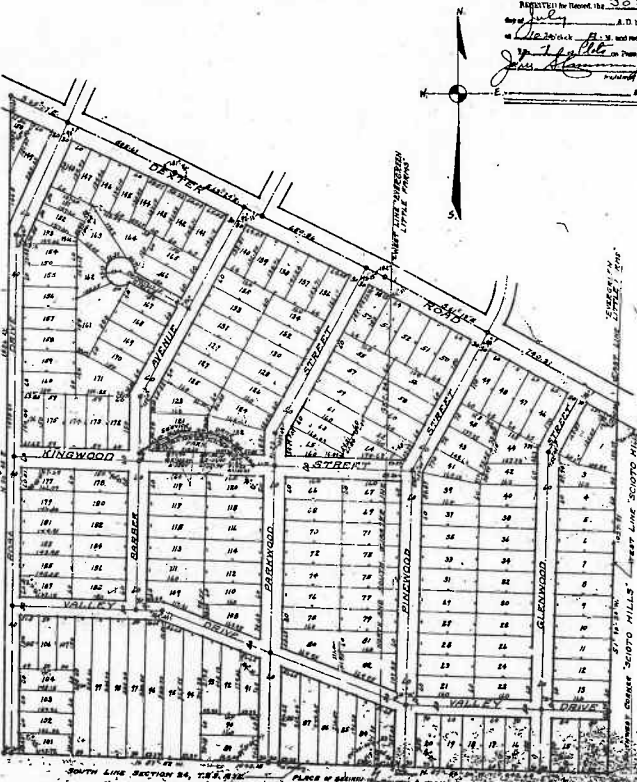
Signatures of Charles L. Brooks, Laura P. Brooks, Myron A. Brooks, Clara Brooks, Floyd A. Sergeant, Mildred T. Sergeant, and Ralph L. Loring.

State of Michigan
County of Washtenaw
On this 11th day of ... 1927 before me a Notary Public in and for said county personally upon the above named Charles L. Schaffer, Charles L. Brooks and Laura P. Brooks, Myron A. Brooks and Clara Brooks, Floyd A. Sergeant and Mildred T. Sergeant, husband and wife, and Ralph L. Loring a single man, known to me to be the persons who executed the above dedication and acknowledged the same to be their free act and deed.

KNOW ALL MEN BY THESE PRESENTS, That I, John C. Fritz, administrator for the estate of Clara C. Fritz, pursuant to the provisions of power of administration granted by the Judge of Probate for Washtenaw County, Michigan, do hereby certify that the land embraced in the annexed plat, as proprietor, have caused the land embraced in the annexed plat to be surveyed, laid out and platted to be known as THE EVERGREENS a subdivision of part of the south half, section 24, Twp. 24 N., R. 24 E., Washtenaw County, Michigan, and that the streets and alleys shown on said plat are hereby dedicated to the use of the public.

Signatures of John C. Fritz and other witnesses.

State of Michigan
County of Washtenaw
On this 11th day of ... 1927 before me a Notary Public in and for said county, personally upon the above named John C. Fritz, administrator for the estate of Clara C. Fritz, known to me to be the person who executed the above dedication and acknowledged the same to be their free act and deed.



DESCRIPTION
The land embraced in the annexed plat of "THE EVERGREENS" is a subdivision of part of the south half, section 24, Twp. 24 N., R. 24 E., Washtenaw County, Michigan, as described in ...
Containing the east quarter part of section 24, term two south, range five west, Washtenaw County, Michigan, thence N. 87° - 52' - 30" W., along the north line of said section 24, 160 feet; thence N. 00° - 00' - 00" E., 160 feet to the center line of Dexter Road, thence S. 88° - 00' - 00" E., along said center line 200 feet; thence S. 88° - 00' - 00" E., along the center line of Dexter Road, 88 - 00' - 00" N., 160 feet to the west line of "State R. 24 E."; thence N. 1 - 00' - 00" W., along said west line 207.50 feet to the south line of section 24; thence S. 87° - 52' - 30" W., along said south line 160 feet to the place of beginning.

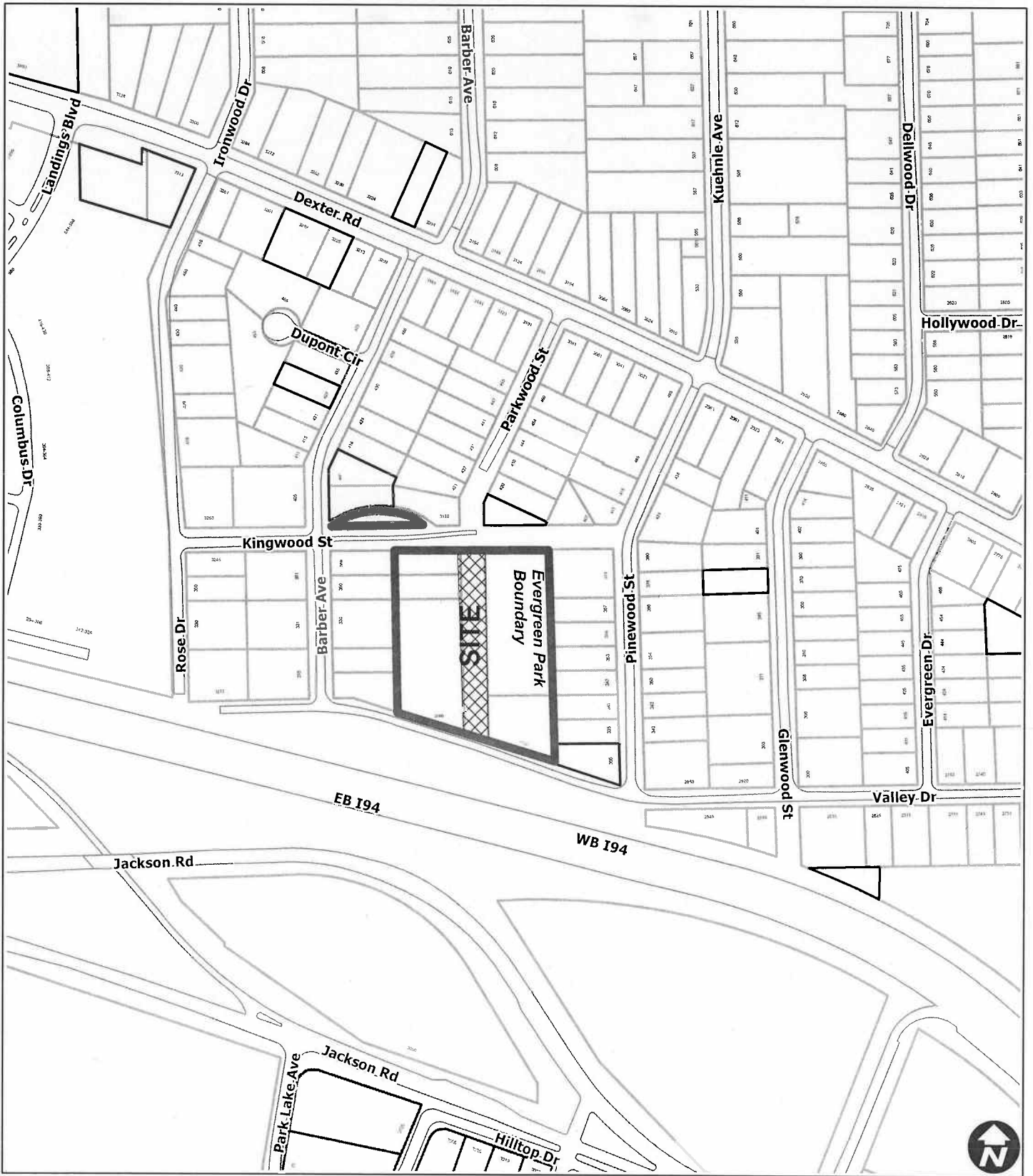
CERTIFICATE OF APPROVAL
OFFICE OF THE COUNTY TREASURER
WASHTENAW COUNTY, MICHIGAN
I hereby certify that there are 160 lots shown on this plat and that the same are held by the State on the lands described here, and that the same are held by the State on the lands described here, and that the same are held by the State on the lands described here, and that the same are held by the State on the lands described here.

CERTIFICATE OF APPROVAL
BY THE BOARD OF COUNTY AUDITORS
I hereby certify that the plat herein delineated has been approved and that permanent metal monuments of not less than one inch in diameter and fifteen inches in length set in a concrete base at least four inches in diameter and forty-eight inches in depth have been placed at points marked thereon, as shown on said plat, at all angles to the boundaries of the land platted, at all intersections of streets, intersections of alleys, or at all intersections of streets and alleys, and at the intersections of streets and alleys within the boundaries of the plat, as shown on said plat.

CERTIFICATE OF APPROVAL
BY THE BOARD OF COUNTY AUDITORS
This plat was approved by the Board of County Auditors of Washtenaw County, Michigan, at a meeting held July 16, 1927.

CERTIFICATE OF APPROVAL
BY THE TOWNSHIP BOARD
This plat was approved by the Township Board of the Township of Scio, Washtenaw County, Michigan, at a meeting held July 16, 1927.

Parkwood Street Vacation -Location Map-



Map Legend

- City Boundary
- Railroads



Maps available online:
<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

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