

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For the Planning Commission Meeting of December 5, 2023

**SUBJECT: Cornwell Place Street Vacation for City Council
1001 Cornwell Place
Project Number SV23-0004**

PROPOSED CITY PLANNING COMMISSION MOTION

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

SUMMARY

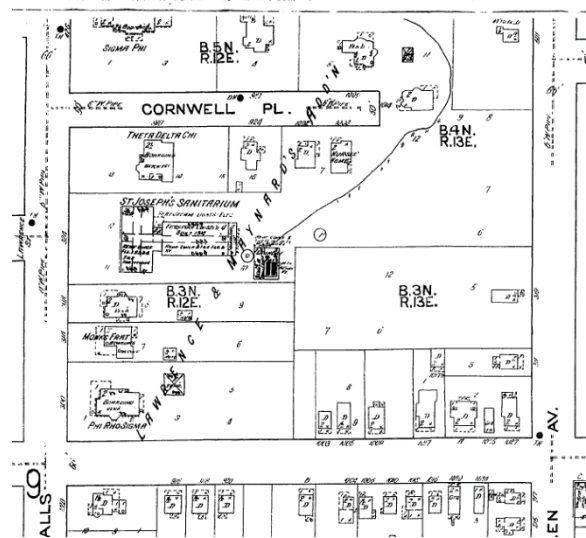
The University of Michigan has initiated a street vacation for the entirety of Cornwell Place, a dead-end street that runs east from North Ingalls Street. The University owns all of the properties on Cornwell Place and wishes to remove the street to allow for future development.

BACKGROUND

Originally platted in 1848, by 1900 Cornwell Place was lined with mansions that housed families, fraternities, and boarders. The most famous was the Wirt & Mary Cornwell house at 1009, built in 1886. The University of Michigan gradually acquired and demolished the houses for parking, keeping only the former St. Joseph's Sanitarium. The Cornwell house was the final structure, demolished in 2023.



1886 Wirt & Mary Cornwell House



1916 Sanborn Fire Insurance Map

To vacate the street City Council must pass a resolution and the street is considered vacated at the time the resolution is recorded. If the City vacates the street, the land area of the street will be divided and added equitably to the parcels with frontage on either side of the alley – in this case, the University of Michigan.

There are public sanitary, water and storm water mains located in the street right-of-way that exclusively service University of Michigan owned parcels. Ownership of these mains shall be turned over from the city to the university. See Staff Comments below for details and other engineering requirements before City Council approval.

Cornwell Place is in the city’s Old Fourth Ward Historic District.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family and Multiple-Family Residential, and University	R4C (Multiple-Family Dwelling District) PL (Public Land District) O (Office District)
EAST	Multiple-Family Residential and University	R4C (Multiple-Family Dwelling District)
SOUTH	University	R4C (Multiple-Family Dwelling District)
WEST	Single-Family and Multiple-Family Residential	R4C (Multiple-Family Dwelling District)

STAFF RECOMMENDATIONS

Staff recommends that the street vacation be approved. All surrounding parcels are in the same ownership and public utilities will be transferred to the University of Michigan. The vacation will have no impacts on vehicular or pedestrian access. The vacation is in the public interest and will facilitate future land uses of the underlying parcels.

STAFF COMMENTS

City Engineering. The following items must be addressed before the petition is approved:

1. There are public utility mains (sanitary, water, and storm) located within the Cornwell Place right-of-way. These mains exclusively service University of Michigan owned parcels and ownership of these mains shall be turned over from the city to The University of Michigan. These mains are described as follows:
 - a. An existing 8” sanitary sewer and a 1.5” and 6” water main located within the Cornwell Place right-of-way connecting into N. Ingalls Street.

- b. At the west end of the Cornwell Place right-of-way, two storm inlets and its associated 12” pipes connecting to a storm manhole in N. Ingalls Street.
 - c. An 8” sanitary sewer located at the eastern end of Cornwell Place extending onto parcel address 314 N. Ingalls Street south to a 10” sanitary sewer, then east to a 24” sanitary sewer. The 24” sanitary sewer running north and south shall remain City-owned.
 - d. At the eastern end of Cornwell Place, the existing storm structures and 12” pipe extending south onto parcel address 314 N. Ingalls Street continuing south to an 18” pipe then east and northeast that connects into a storm manhole for the 30” storm pipe in the Glen Avenue right-of-way.
2. Confirmation shall be provided to the city that notice was provided to all utility/telecom companies and that those franchise companies located within the Cornwell Place right-of-way are agreeable to their infrastructure being placed on private property. Private easements may be required.
 3. There are DTE owned street lights located within the Cornwell Place right-of-way. These street lights will be removed from the city’s street light asset management system.
 4. Any city owned street signs shall be returned to Public Works.
 5. The License Agreement for the UM – School of Nursing Electrical and Telecommunications utility installations, LIC13-005 and LIC14-007, are subject to the terms of the agreement.

Prepared by Jill Thacher
Reviewed by Brett Lenart
11/29/23

Attachments: Zoning Map
Aerial Photo
Site Survey

c: Owner – The Regents of the University of Michigan, Donald Uchman
(duchman@umich.edu)
File