

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For the Planning Commission Meeting of January 16, 2024

**SUBJECT: 2845 South State Street Right-of-Way Release/Vacation
Project Numbers SV23-0002 and SV23-0003**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2845 South State Street Right-of-Way Release/Vacation as proposed subject to conveying an easement for existing public utilities and sidewalks.

SUMMARY

The owner of 2845 South State Street has petitioned for three segments of right-of-way on South State Street (2) and East Eisenhower Parkway (1) to be released/vacated so the areas can be considered for future infill development. The segments of right-of-way were acquired by easement and by deed for future needs beyond the established right-of-way, which are now unlikely to happen. The release/vacation request is limited to these additional portions and not the established right-of-way for either South State Street or East Eisenhower Parkway.

REPORT

In 1972, the City obtained a deed over a 50-foot wide area adjacent to East Eisenhower Parkway over 2991 and 2845 South State Street. In 1985, the area was deeded back to 2991 South State Street but did not include 2845 South State Street.

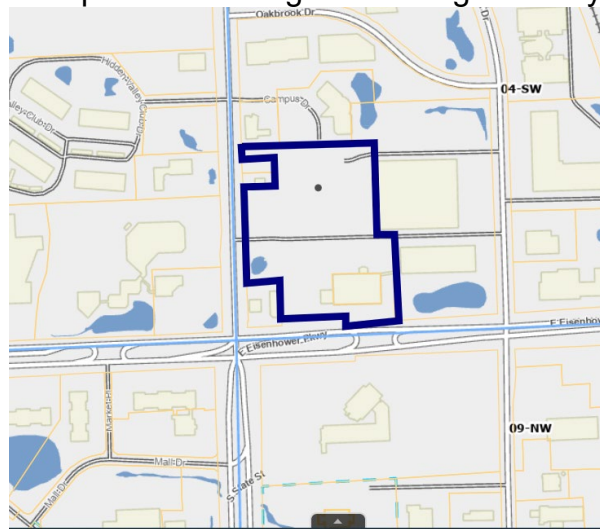


Figure 1: 2845 South State Street location

In 1973, the City obtained roadway rights over a 50-foot wide area running the length of 2845 South State Street adjacent to South State Street. In 2014, a 178-foot length was vacated in 2014 but a 51-foot long and a 229-foot long segment remained¹.

The area in question is not platted land, therefore releasing the roadway rights will return the area to the current land owners (as opposed to vacating a platted street or

¹ Resolution R-14-415, December 15, 2014.

alley which is equitably divided to parcels with frontage on either side of the street or alley).

Below is an image showing the two segments along South State Street, a 50-foot-wide by 51-foot-long area (top yellow box) and a 50-foot-wide by 229-foot-long area (bottom yellow box), to be released back to 2845 South State Street. An area extending below/south of the lower, larger box has already been released.

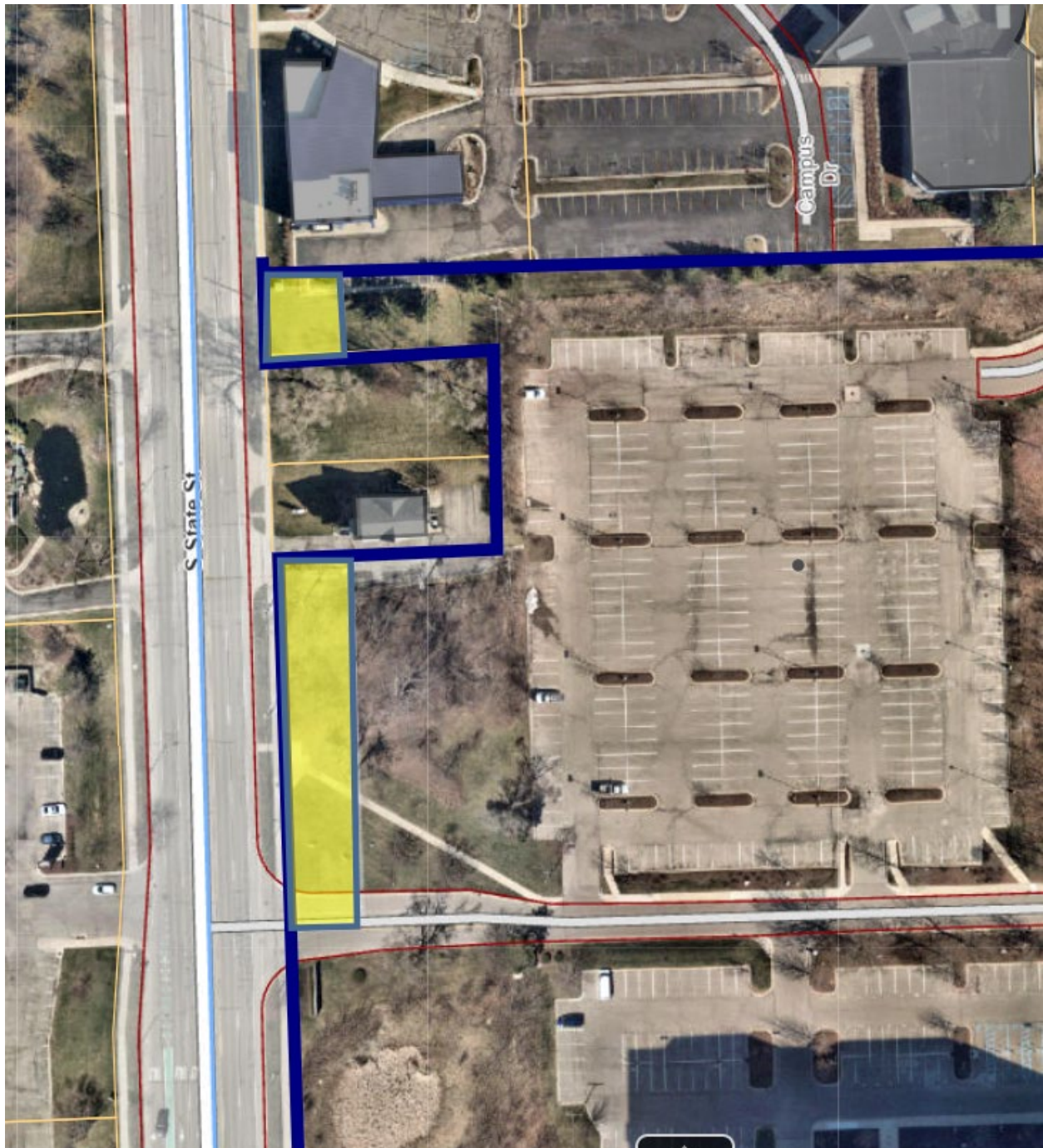


Figure 2: Detail of 50'x51' (top) and 50'x229' (bottom) areas along South State Street requested for release.

Below is an image showing the 50-foot wide by 310-foot-long area (yellow box) along South State Street to be released back to 2845 South State Street. An area along the gas station site at 2991 South State Street was returned in 1985. There are existing public utilities underground and some of the public sidewalk and so a variable width easement will be conveyed back to the City for those infrastructure.

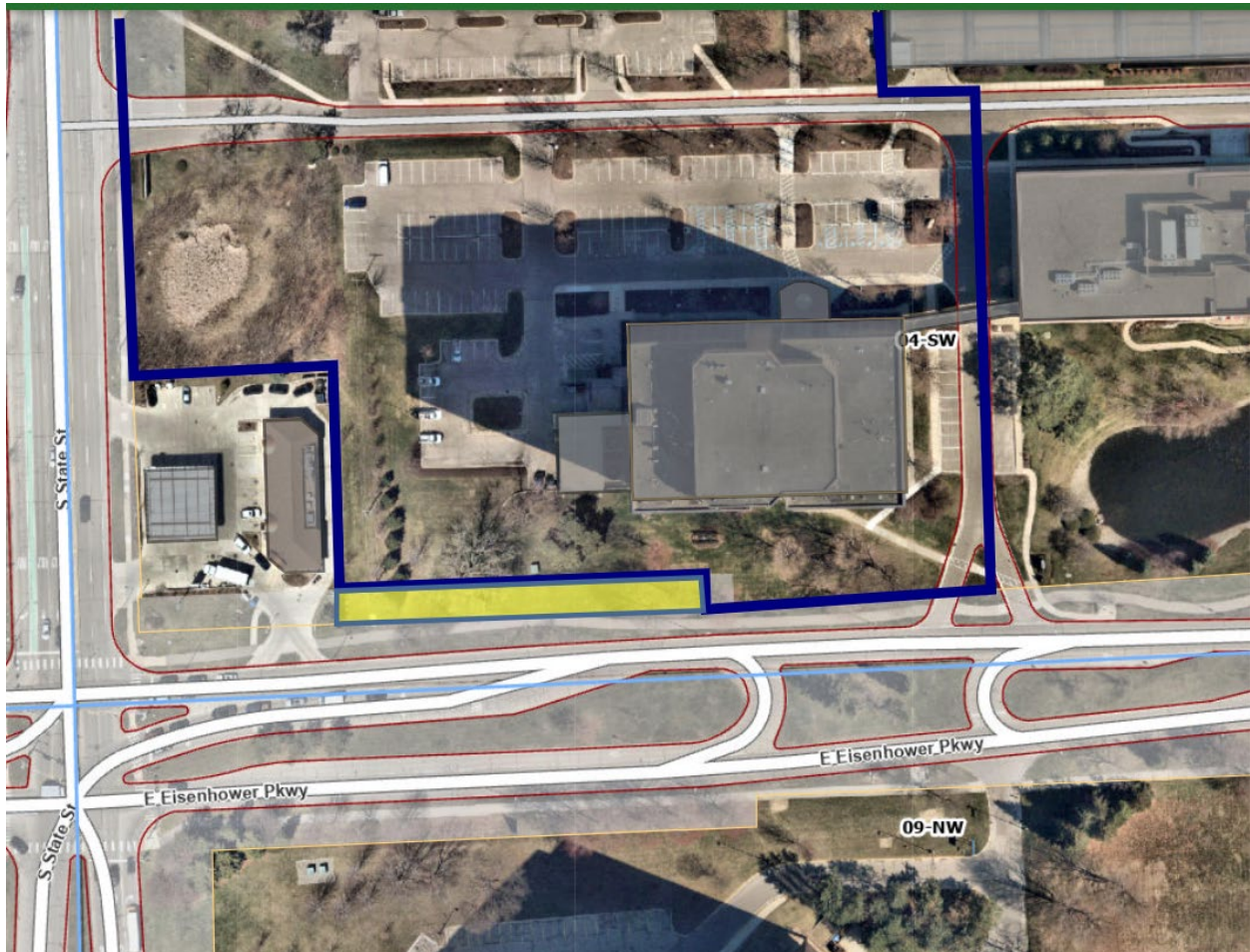


Figure 3: Detail of 50'x310' area along E Eisenhower Pkwy to be released.

STAFF RECOMMENDATIONS

Staff recommends that the releases/vacations be approved. Returning these areas will have no impacts on vehicular or pedestrian access. The release/vacation is in the public interest and will facilitate future land uses of the underlying parcels.

STAFF COMMENTS

Engineering Review – Approval of the release adjacent to Eisenhower is subject to conveying an easement for the existing utilities and sidewalk.

Prepared by Alexis DiLeo
Reviewed by Brett Lenart
1/9/24

Attachments: Zoning Map
Aerial Photo
Survey Drawings and Legal Descriptions

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