

MEMORANDUM



TO: City Planning Commission
FROM: Alexis DiLeo, City Planner
DATE: November 14, 2023
SUBJECT: 2845 South State Street Right-of-Way Release/Vacation
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.

SUMMARY AND RECOMMENDATION

Notifications were published and sent by mail advertising a public hearing on November 4, 2023 for a request to vacate three areas of right-of-way rights fronting 2845 South State Street including a 50-foot by 229-foot area and a 50-foot by 51-foot area along South State Street and a 27-foot by 310-foot area along Eisenhower Parkway.

These requests are not yet ready for consideration. The applicant needs more time to survey and research whether any underground public utilities (water main, sanitary sewer main, and/or storm sewer main) will remain in the portion along Eisenhower Parkway. If so, easement documents must be prepared. Additionally, it must be determined if any franchise utilities within the area will also require easements.

Staff recommends postponing to January 16, 2024.

ABBREVIATED REPORT

Introduction – 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 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.

Project Description – 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.

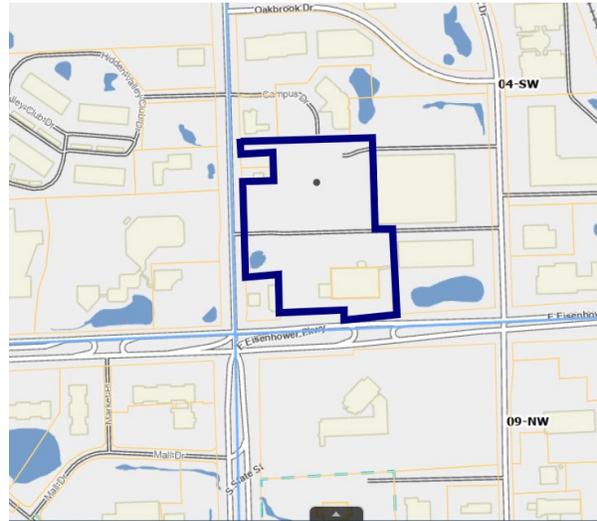


Figure 1: 2845 South State Street location

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

At right is an image showing the 50-foot wide by 51-foot long area (top yellow box) and the 50-foot wide by 229-foot long area (bottom yellow box) along South State Street 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.

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

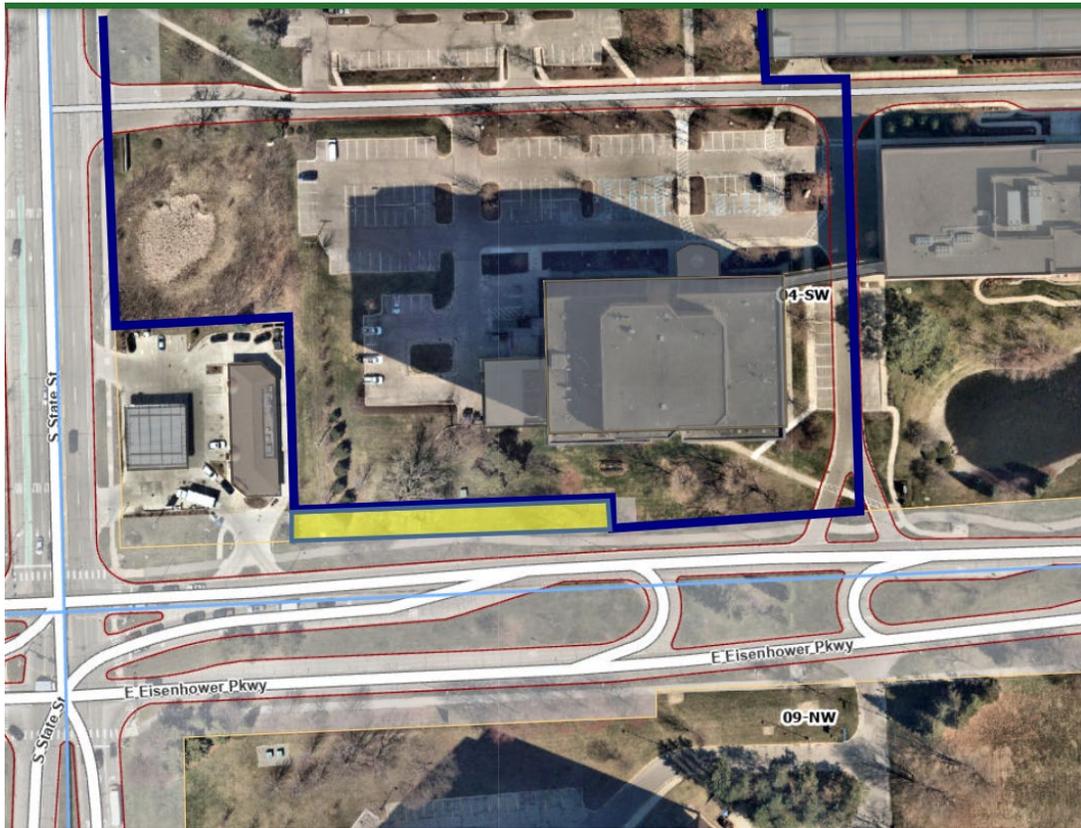


Figure 3: Detail of 50'x310' area along E Eisenhower Pkwy to be released.