

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of December 6, 2016

**SUBJECT: Pittsfield Alley Vacation
 (3570 Washtenaw Avenue)
 File No. SV16-001**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the vacation of the 24' wide alley, approximately 645' in length, extending from Pittsfield Boulevard to Yost Boulevard and approximately 405' from the centerline of Washtenaw Avenue, to be replaced with a sanitary sewer and solid waste easement.

STAFF RECOMMENDATION

Staff recommends that the proposed vacation of a 24 foot wide alley along the south side be **approved** conditioned on the petitioner granting easements for utility and solid waste removal over the area to be vacated, which would adequately serve the public interest.

LOCATION

The site is located on Washtenaw Avenue west of Yost Boulevard and east of Pittsfield Boulevard (South Area, Malletts Creek Watershed).

DESCRIPTION OF PETITION

The existing Washtenaw Commons (site planned as: Pittsfield Retail in 2014) site is finishing construction of a redesigned and expanded retail development. The development is one combined parcel owned by the same entity and extends the entire block between Yost and Pittsfield Boulevards.

The 24-foot-wide alley in the rear of the site is being completely vacated and ownership will revert back to the Washtenaw Commons site. This alley has not been maintained by the City and is not needed for access to adjacent parcels. As a condition of vacation, the City will acquire easements for public utilities and solid waste removal in the alley area. The alley was reconstructed as part of the redevelopment of the Washtenaw Commons site. Additional landscaping was added adjacent to the new buildings, and new solid waste enclosures and a new wall were added adjacent to the residential properties to the south. Washtenaw Commons will be responsible for maintenance and repair of the vacated alley going forward.

DEPARTMENT COMMENTS

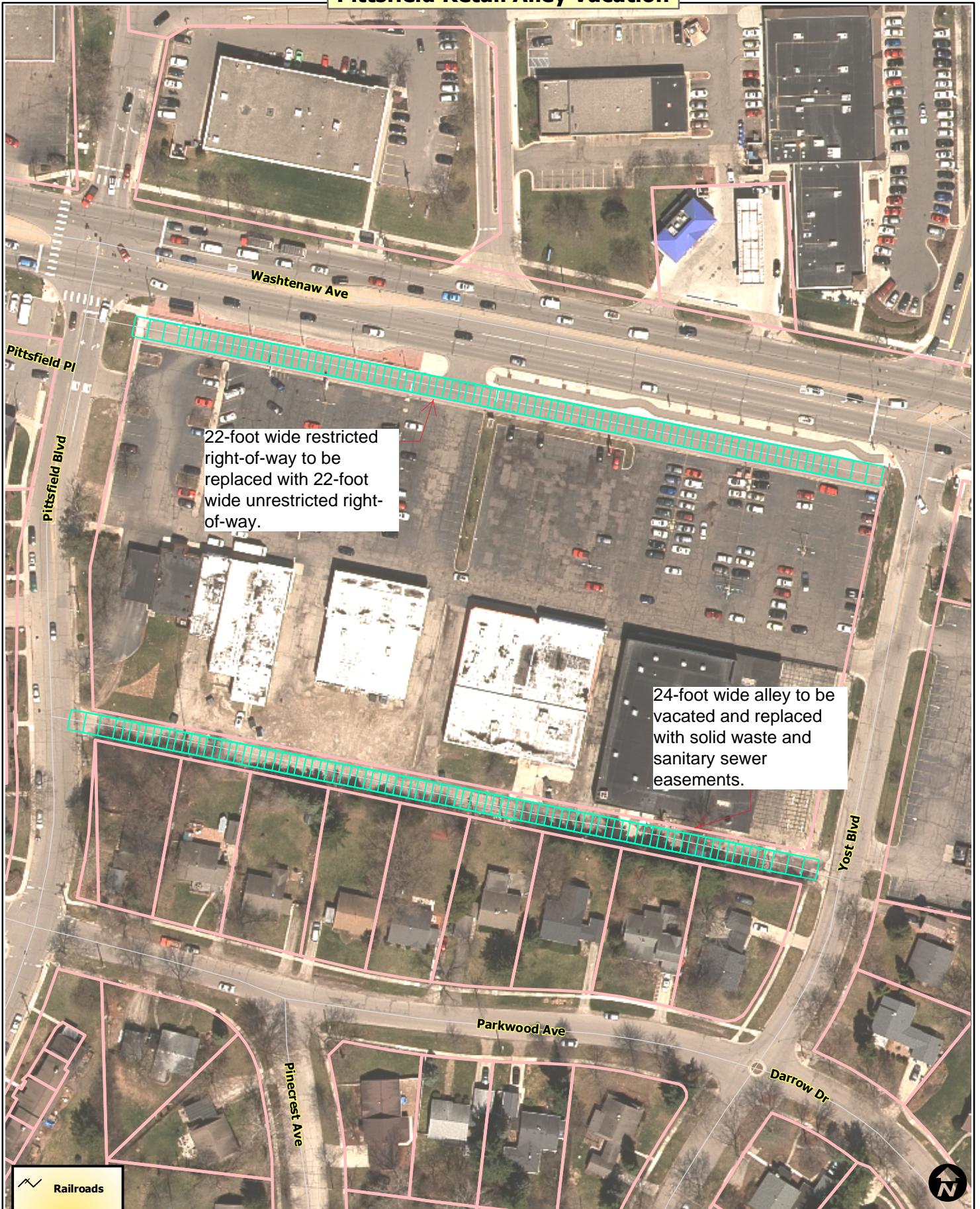
Systems Planning – Staff supports the proposed vacation of the 24-foot-wide alley conditioned on the petitioner granting an easement for sanitary sewer and solid waste removal.




Prepared by Matt Kowalski
Reviewed by Brett Lenart

Attachments: ROW and Alley Aerial Map

City Attorney
Project Management
Systems Planning
File No. SV16-001

Pittsfield Retail Alley Vacation



-  Railroads
-  Tax Parcels
-  Huron River

