Legislation Details (With Text)

File #:	14-1352	**Version:**	1	**Name:**	10/6/14 MAVD Financial Institution Future ROW Vacation Notification
Type:	Resolution			**Status:**	Passed
File created:	10/6/2014			**In control:**	City Council
On agenda:	10/6/2014			**Final action:**	10/6/2014
Enactment date:	10/6/2014			**Enactment #:**	R-14-341

Title: Resolution of Intent to Vacate Roadway Rights in a 50-foot by 178-foot Area Fronting 2727 S. State Street (8 Votes Required)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 9/3/14 Planning Staff Report, 2. 2727 S. State St. vacation drawing.pdf

Date	Ver.	Action By	Action	Result
10/6/2014	1	City Council	Approved	Pass

Resolution of Intent to Vacate Roadway Rights in a 50-foot by 178-foot Area Fronting 2727 S. State Street **(8 Votes Required)**
The petitioner, MAV Development, requests the vacation of unexercised City roadway rights to allow development of a proposed financial institution building at 2727 S. State Street.

The petitioner requests the City vacate an approximately 50-foot wide, 178-foot long right for future roadway across 2727 South State Street. The City obtained the right to use this area for roadway in 1973 and has not exercised this right to date. This area is currently part of a parking lot belonging to the parcel at 2727 S. State Street.

In the past, the City obtained 50-foot wide rights for roadway from 2727 South State as well as other parcels along South State Street. These parcels are not contiguous and the City has no plans to obtain similar rights from other parcels or to use the existing ones.

Project Management and Systems Planning Unit staff evaluated this location and its position relative to future road improvements and determined it was farther north than a potential boulevard would expect to be constructed. Planning staff noted that the building pattern is largely fixed to the north. Vacating these roadway rights will not alter the existing S. State roadway and will make the front setback at 2727 S. State consistent with buildings on nearby parcels.

Approval of this resolution announces the City’s intent to vacate its roadway rights over the described area and serves as notification that City Council will hold a public hearing on this vacation on November 6, 2014. A resolution to approve the vacation also will be scheduled and placed on the November 6, 2014 Council agenda.

The Planning Commission held a public hearing on September 3, 2014 and recommended approval of the proposed roadway rights vacation. A map indicating the area proposed for vacation is attached.

Attachments: September 9, 2014 Planning Staff Report, September 9, 2014 Planning Commission Minutes
Prepared By: Chris Cheng, City Planner
Approved By: Wendy Rampson, Planning Manager and Sumedh Bahl, Community Services Area Administrator
Whereas, There has been presented to the City of Ann Arbor a written request seeking the vacation of City roadway rights located within the MAV Development site at 2727 S. State Street, more particularly described as:

> Commencing at the Southwest corner of Section 4, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan, thence N01°53'00"W 250.00 feet along the West line of said Section; thence N87°09'00"E 51.25 feet; thence N02°03'20"W 614.05 feet along the Easterly right-of-way line of South State Street to the POINT OF BEGINNING: thence continuing N02°03'20"W 178.59 feet along said right-of-way line; thence N87°01'00"E 51.15 feet; thence S01°53'00"E 178.60 feet; thence S87°01'00"W 50.61 feet to the Point of Beginning. Being a part of the Southwest 1/4 of Section 4, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan and containing 9,086 square feet of land, more or less;

Whereas, Public Services Area staff have determined that the area of the roadway rights is not required for public access or utilities; and

Whereas, The Planning Commission recommended approval of the vacation on September 3, 2014;

RESOLVED, That City Council appoints November 6, 2014 at 7:00 p.m. in the Council Chamber, City Hall, Ann Arbor, Michigan, as the time and place City Council will meet to hear objections to this proposed vacation of roadway rights;

RESOLVED, That notice of such meeting, including a copy of this resolution, shall be published not less than four weeks before the time appointed for such meeting in a newspaper of general circulation in the City; and

RESOLVED, That objections to this proposed vacation may be filed with the City Clerk in writing and that all persons wishing to address this proposed vacation will be heard by the City Council at the public hearing noticed in this resolution.