



Legislation Text

File #: 23-1286, **Version:** 1

Resolution to Vacate Part of the Alley in Block 3 of the Plat of Hamilton, Rose, and Sheehan's Addition to the City of Ann Arbor (CPC Recommendation: Approval - 7 Yeas and 0 Nays) **(8 Votes Required)**

The 16-foot-wide unimproved platted alley running north-south in the block bounded on the north by Henry Street, on the west by South State Street, on the south by Stimpson Street, and on the east by White Street is requested to be vacated. The request is associated with a petition to rezone this block from R4C (Multiple-Family Dwelling) to C1A/R (Campus Business Residential) With Conditions and a site plan to develop over 200,000 square feet of residential use with ground floor commercial and amenity space.

The alley is unimproved and appears as if it was the driveway for 1601 South State Street. It contains no utilities except for electric lines serving the current buildings on the northern half of the block which are proposed to be demolished to make way for the proposed development.

Staff support this alley vacation because it does not serve any other lots than those in the proposed redevelopment area or contain any public utilities. Furthermore, this alley has not been improved or maintained by the City, therefore there is no public interest in retaining the alley.

The Planning Commission held public hearings on May 16, 2023, and June 21, 2023, and recommended approval of the proposed alley vacation. A map indicating the area proposed for vacation is attached.

Attachments: Parcel Map (South Town Alley)
Aerial Map (South Town Alley)
Hamilton, Rose & Sheehan's Addition Plat
Application for Street/Public ROW Vacation (South Town)
May 16, 2023 and June 21, 2023 Planning Staff Report (South Town)

Prepared By: Alexis DiLeo, City Planner

Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator

Approved By: Milton Dohoney, Jr., City Administrator

Whereas, There is a portion of unimproved platted alley in Block 3 of the Hamilton, Rose and Sheehan's Addition to the City and Town of Ann Arbor serving parts of Lots 8 and 18, and all of Lots 9, 10, 19 and 20;

Whereas, Nederveld, Inc, civil engineers, and Synecdoche Design, architects, have submitted a petition on behalf of Prentice Partners of Ann Arbor, LLC, owners, to vacate this unimproved platted alley;

Whereas, Vacating the unimproved alley will allow the block bounded by Henry Street, White Street, Stimpson Street and South State Street to be fully redeveloped;

Whereas, On June 21, 2023, the Planning Commission recommended approval of the vacation; and

Whereas, City Council held a public hearing on the vacation on September 5, 2023;

RESOLVED, That the City of Ann Arbor hereby vacates all rights in the following described alley:

All that portion of the alley in Block 3 of the plat of Hamilton, Rose & Sheehan's Addition to the City of Ann Arbor, as recorded in Liber 1 of Plats, Page 24, Washtenaw County Records, which is located south of Henry Street as deeded to the City of Ann Arbor in Liber 294, page 347, Washtenaw County Records.

RESOLVED, That an appropriate instrument approved by the City Attorney evidencing this vacation be recorded at the Washtenaw County Register of Deeds as soon as practicable following approval of this resolution.