DATE: July 14, 2006

TO: Phillip L. Nelson, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Services
Steven J. Vandette, City Engineer
Mark F. Miller, Planning Director

SUBJECT: Agenda Item – Public Hearing – Street Vacation Application (File Number: SV 187) – A section of alley located North of Big Beaver between Frankton and Troy, Section 22

RECOMMENDATION

City Management determined there is no need to retain any easements within the subject alley. At the June 13, 2006 Regular meeting, the Planning Commission recommended approval of the proposed street vacation request. City Management concurs with the Planning Commission and recommends approval of the street vacation request.

GENERAL INFORMATION

Name of applicant(s):
Andale Investment Co., Inc.

History of Right of Way:
The subject alley is in the Eysters Beaver Gardens Subdivision, which was platted in 1920. The alley has not been developed.

The applicant owns the two parcels fronting on Troy (88-20-22-357-006 and 88-20-22-357-026) and Frankton (88-20-22-357-012 and 88-20-22-357-011) to the north of the alley. Additionally, the applicant recently purchased from the City parcel 88-20-22-357-031, which abuts the alley to the south. The applicant is requesting to vacate the alley to facilitate consolidation of the parcels and future office development.

Length and width of right of way:
The section of alley proposed to be vacated is approximately 18 feet wide by 244 feet long, between Frankton (platted Ford Avenue) and Troy (platted Jene Avenue), abutting lots 26 through 37 and lots 91 and 92 of Eysters Beaver Gardens Subdivision.

ANALYSIS

Reason for street vacation (as stated on the Street/Alley Vacation Application):
The application states that it is required "to permit office development".

Impact on access to existing lots or buildings (including emergency service vehicles):
All buildings in the area will continue to have access to abutting streets. Ownership of the vacated alley will revert to the abutting property owners within the subdivision. The applicant will receive the entire 18 feet width of the vacated alley.

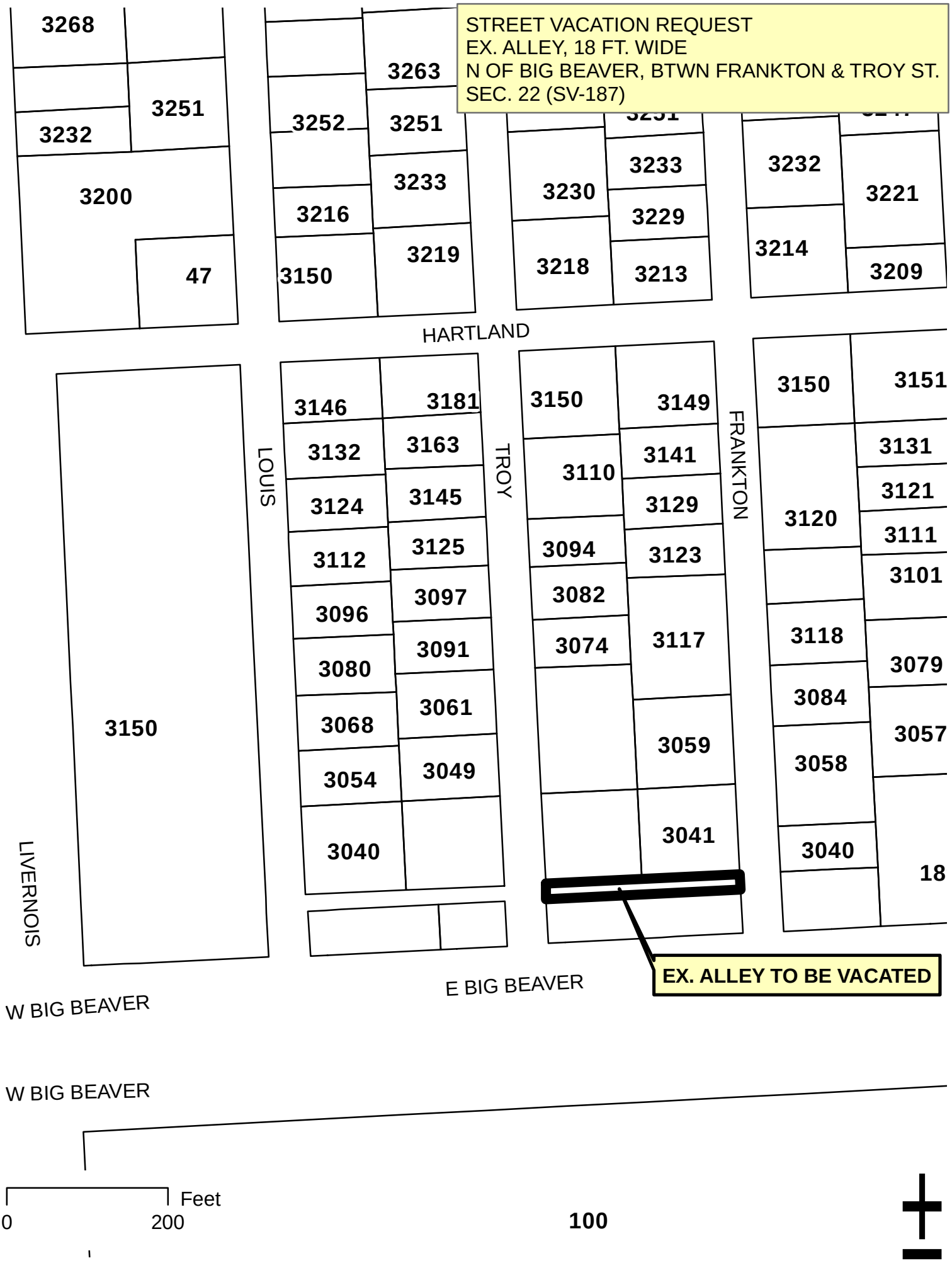
Future Land Use Designation:
The area is designated on the Future Land Use Plan as Low Rise Office.

Attachments:
1. Maps.

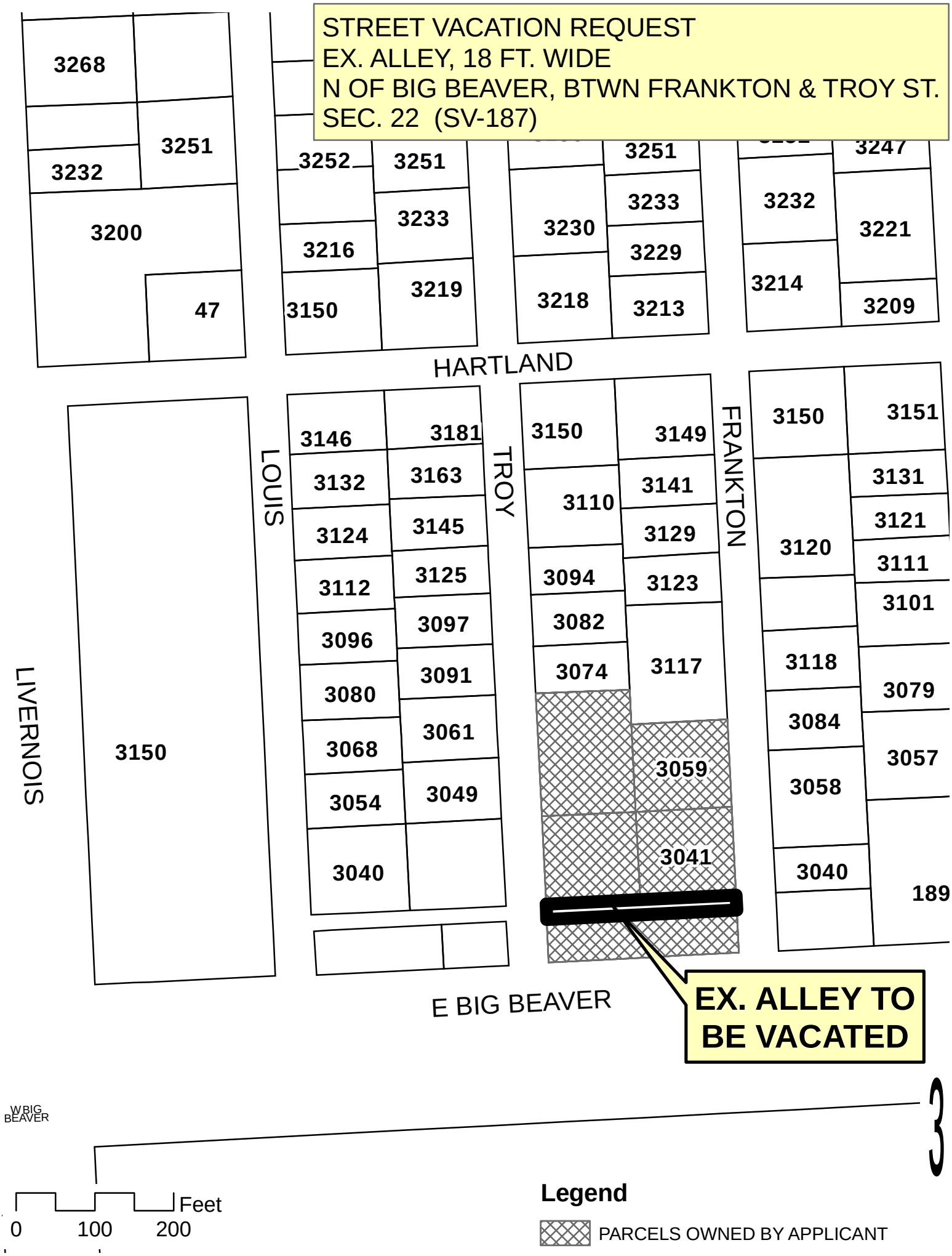
cc: Applicant
File/ SV 187

Prepared by RBS/MFM

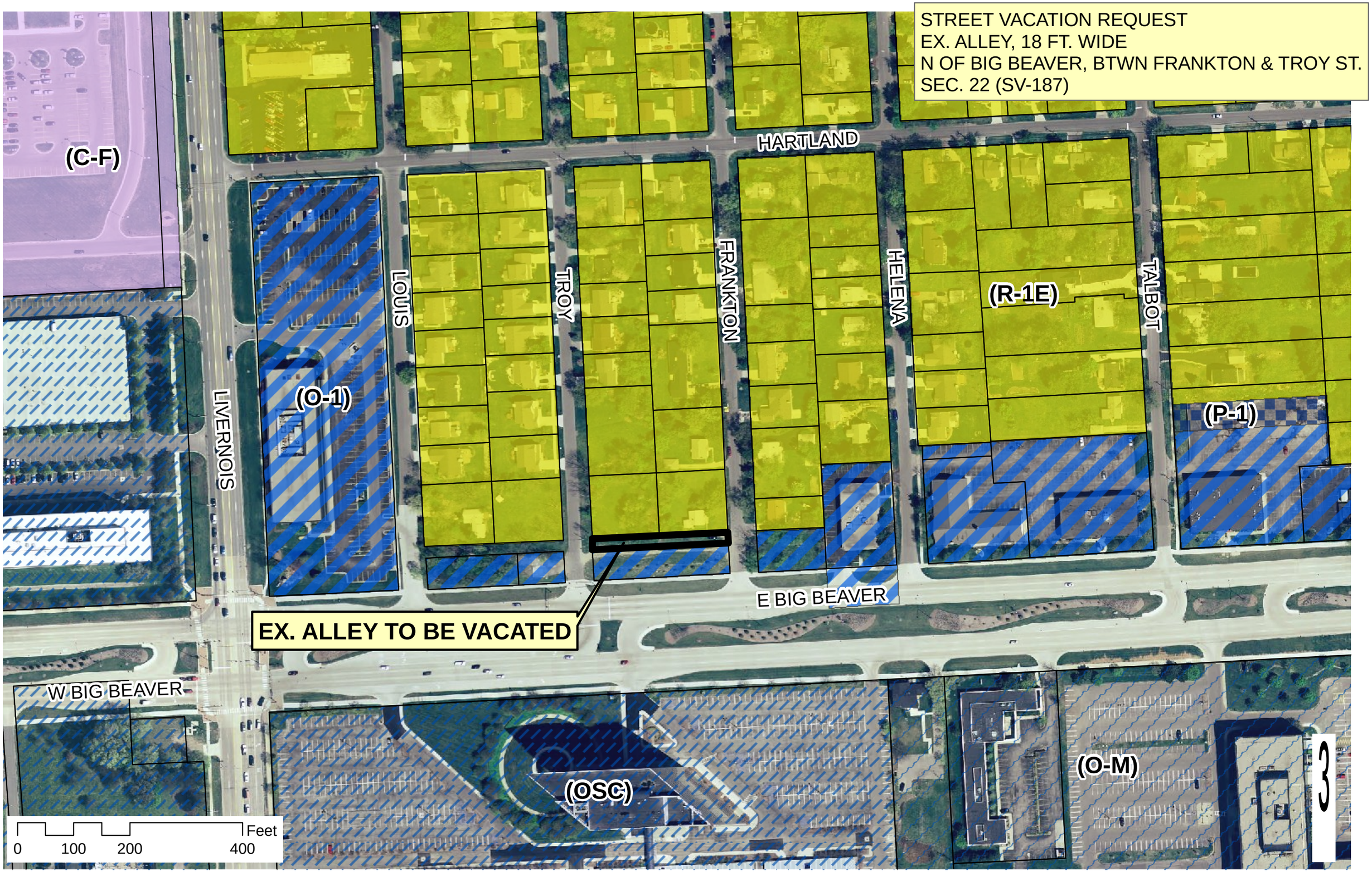
G:\STREET VACATION\SV 187 Alley btwn Troy and Frankton Sec 22\CC Public Hearing SV 187 07 24 06.doc


STREET VACATION REQUEST
EX. ALLEY, 18 FT. WIDE
N OF BIG BEAVER, BTWN FRANKTON & TROY ST.
SEC. 22 (SV-187)
3268
3251
3232
3200
47
3263
3252
3251
3233
3216
3219
3150
3230
3233
3229
3218
3213
3232
3221
3214
3209
HARTLAND
3150
LOUIS
3146
3181
3132
3163
3124
3145
3112
3125
3096
3097
3080
3091
3068
3061
3054
3049
3040
TROY
3150
3149
3110
3141
3129
3094
3123
3082
3074
3117
3059
3041
FRANKTON
3150
3151
3131
3120
3121
3111
3101
3118
3079
3084
3057
3058
3040
18
LIVERNOIS
EX. ALLEY TO BE VACATED
E BIG BEAVER
W BIG BEAVER
W BIG BEAVER
Feet
0
200
100

STREET VACATION REQUEST
EX. ALLEY, 18 FT. WIDE
N OF BIG BEAVER, BTWN FRANKTON & TROY ST.
SEC. 22 (SV-187)



STREET VACATION REQUEST
EX. ALLEY, 18 FT. WIDE
N OF BIG BEAVER, BTWN FRANKTON & TROY ST.
SEC. 22 (SV-187)
HARTLAND
LOUIS
TROY
FRANKTON
HELENA
TALBOT
LIVERNOIS
E BIG BEAVER
W BIG BEAVER
EX. ALLEY TO BE VACATED
0
100
200
400
Feet
3


STREET VACATION REQUEST
EX. ALLEY, 18 FT. WIDE
N OF BIG BEAVER, BTWN FRANKTON & TROY ST.
SEC. 22 (SV-187)
HARTLAND
(C-F)
LOUIS
TROY
FRANKTON
HELENA
TALBOT
(R-1E)
(O-1)
(P-1)
LIVERNOIS
E BIG BEAVER
EX. ALLEY TO BE VACATED
W BIG BEAVER
(OSC)
(O-M)
0
100
200
400
Feet
3