CITY COUNCIL REPORT

January 16, 2007

TO: Phillip L. Nelson, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Economic Development Services
Mark F. Miller, Planning Director

SUBJECT: Announcement of Public Hearing – Street Vacation Application (File Number SV 188) – A section of alley located North of Big Beaver between Louis and Troy, Section 22

Background:

- A public hearing is scheduled for the February 26, 2007 City Council meeting.
- The subject alley is 18 feet wide and 244 feet in length.
- The applicant owns the two parcels that abut the alley to the north and has applied to rezone the parcels to O-1 Low Rise Office (file number Z 724). The applicant intends to acquire the City-owned remnant parcel located on the northeast corner of Louis and Big Beaver, and assemble these parcels into one larger parcel to create a developable site for an office development. The remnant parcel sale can be completed following vacation of the alley.
- The Planning Commission held a public hearing on this item on January 9, 2007, and recommended approval of the proposed street vacation.

Financial Considerations:

- There are no financial considerations associated with this item.

Legal Considerations:

- City Council has the authority to approve the street vacation request.

Policy Considerations:

- The street vacation would not eliminate public street frontage for any buildings along Louis or Troy.
- The item is consistent with City Council Goal II (Retain and attract investment while encouraging redevelopment) and Goal VI (Protect life and property).

Options:

- City Council may approve or deny the street vacation request.
- No action is required until the public hearing.
- City Management and the Planning Commission recommend approval of the proposed street vacation, with the following conditions:

    1. Retention of all public and private utility easements.

Attachments:

1. Maps

Prepared by RBS/MFM

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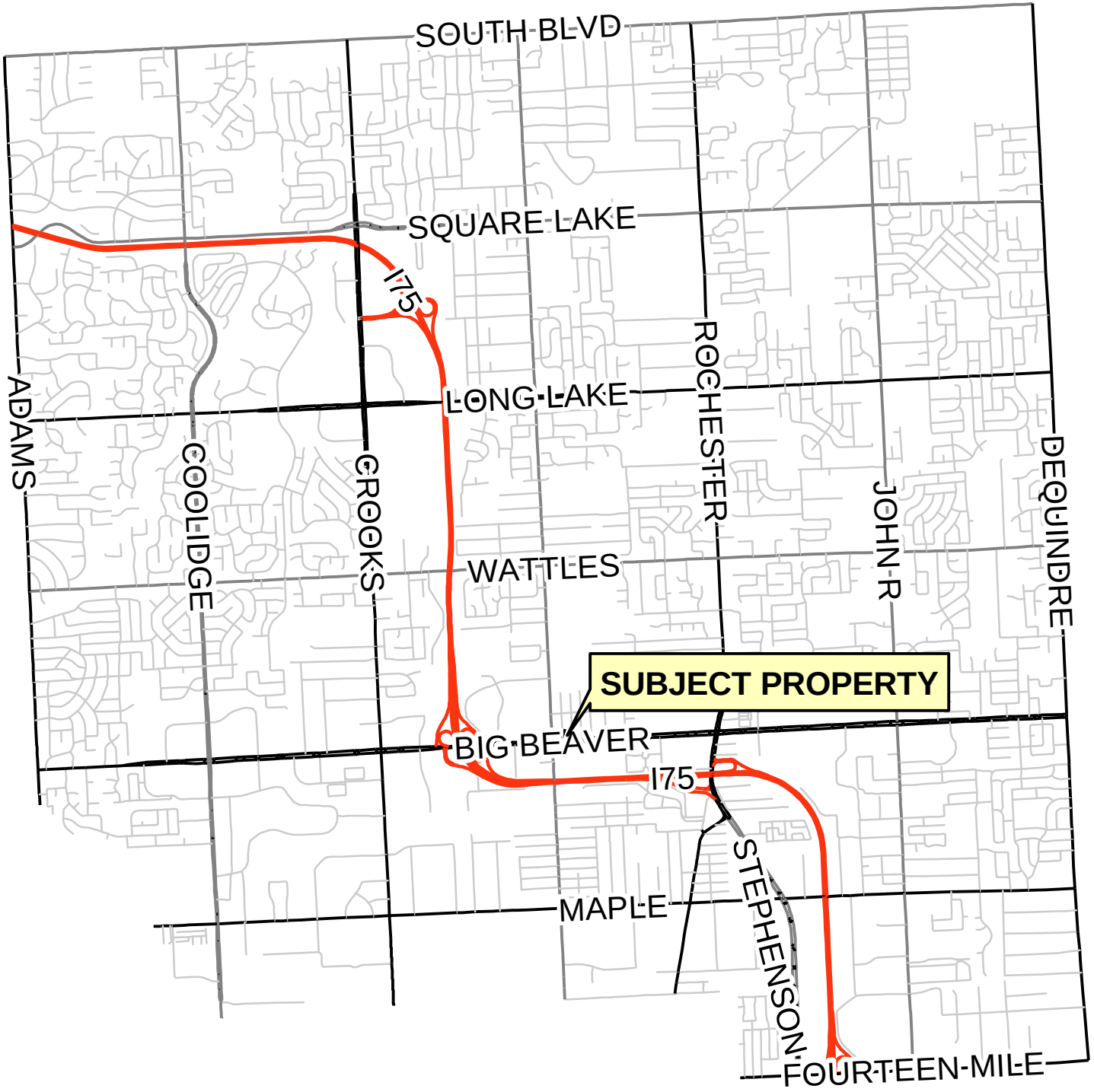
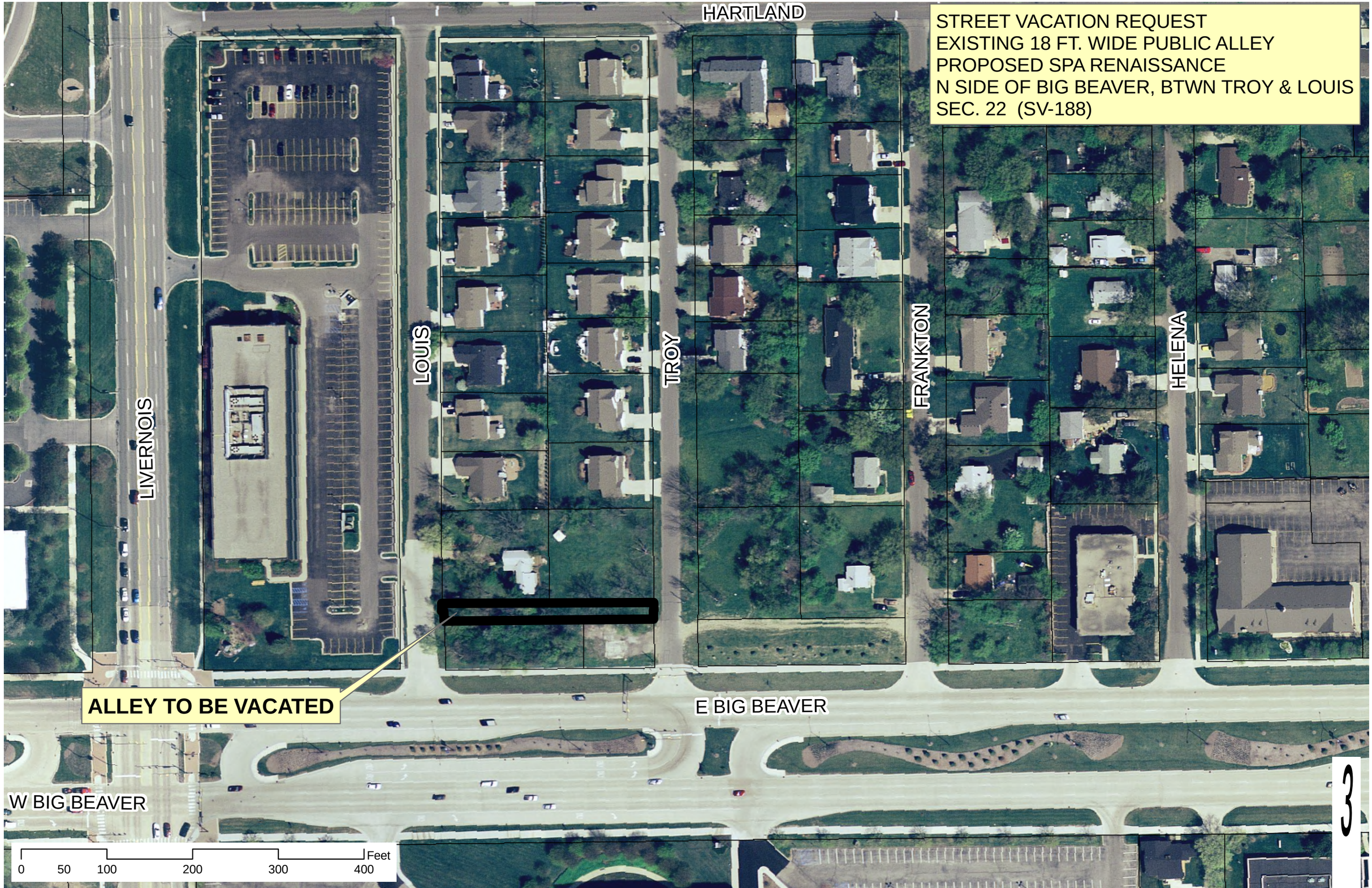
CITY OF TROY



PREPARED BY CITY OF TROY PLANNING DEPT.


STREET VACATION REQUEST
EXISTING 18 FT. WIDE PUBLIC ALLEY
PROPOSED SPA RENAISSANCE
N SIDE OF BIG BEAVER, BTWN TROY & LOUIS
SEC. 22 (SV-188)
HARTLAND
LIVERNOIS
LOUIS
TROY
FRANKTON
HELENA
ALLEY TO BE VACATED
E BIG BEAVER
W BIG BEAVER
0 50 100 200 300 400 Feet
3

STREET VACATION REQUEST
EXISTING 18 FT. WIDE PUBLIC ALLEY
PROPOSED SPA RENAISSANCE
N SIDE OF BIG BEAVER, BTWN TROY & LOUIS
SEC. 22 (SV-188)
HARTLAND
(C-F)
(O-1)
(R-1E)
LIVERNOIS
LOUIS
TROY
FRANKTON
HELENA
ALLEY TO BE VACATED
E BIG BEAVER
W BIG BEAVER
(OSC)
(O-M)
0 50 100 200 300 400 Feet
3

STREET VACATION REQUEST
EXISTING 18 FT. WIDE PUBLIC ALLEY
PROPOSED SPA RENAISSANCE
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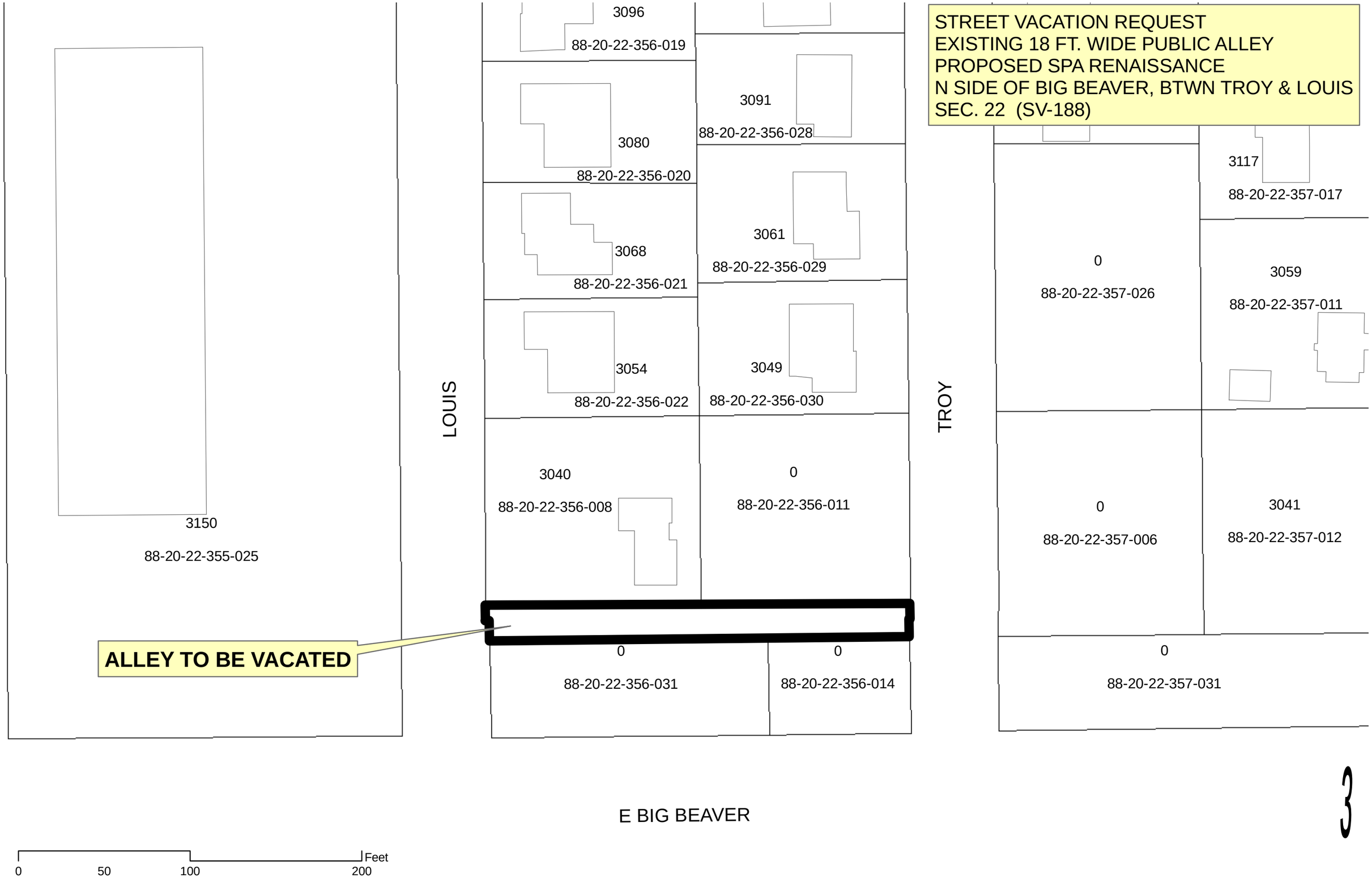

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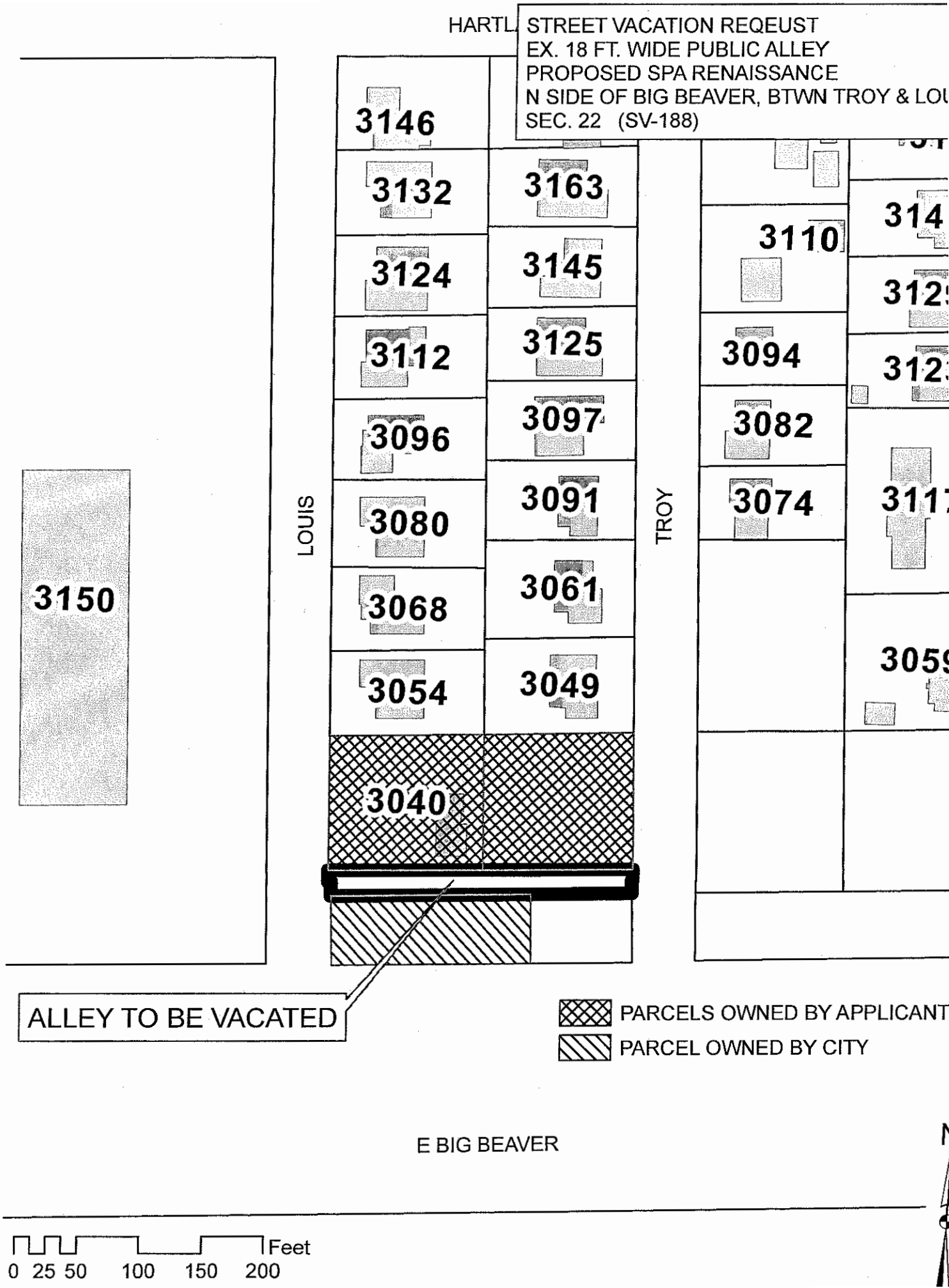
STREET VACATION REQEUST
EX. 18 FT. WIDE PUBLIC ALLEY
PROPOSED SPA RENAISSANCE
N SIDE OF BIG BEAVER, BTWN TROY & LOU
SEC. 22 (SV-188)
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TROY
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3049
3040
3150
3110
3094
3082
3074
314
312
312
311
3059
ALLEY TO BE VACATED
PARCELS OWNED BY APPLICANT
PARCEL OWNED BY CITY
E BIG BEAVER
Feet
0 25 50 100 150 200