CITY COUNCIL ACTION REPORT

DATE: February 16, 2007

TO: Phillip L. Nelson, City Manager

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

SUBJECT: 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:

- The Planning Commission held a public hearing on this item on January 9, 2007, and recommended approval of the proposed street vacation.
- 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.

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 III (Retain and attract investment while encouraging redevelopment) and Goal V (Maintain relevance of public infrastructure to meet changing public needs).

Options:

- City Council may approve or deny the street vacation request.

- 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.
2. Planning Commission Minutes from the January 9, 2007 Regular meeting.

Prepared by RBS/MFM

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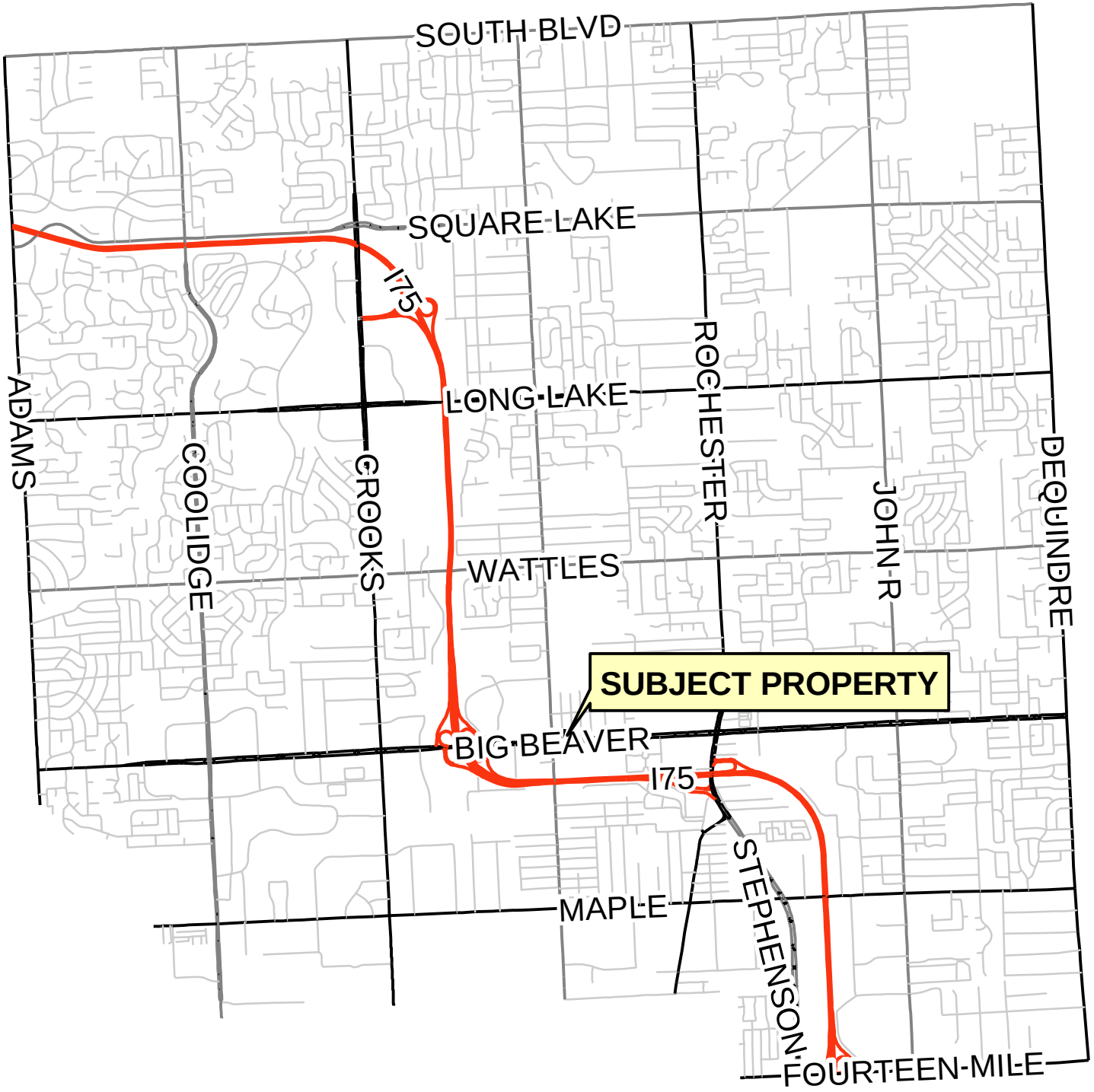
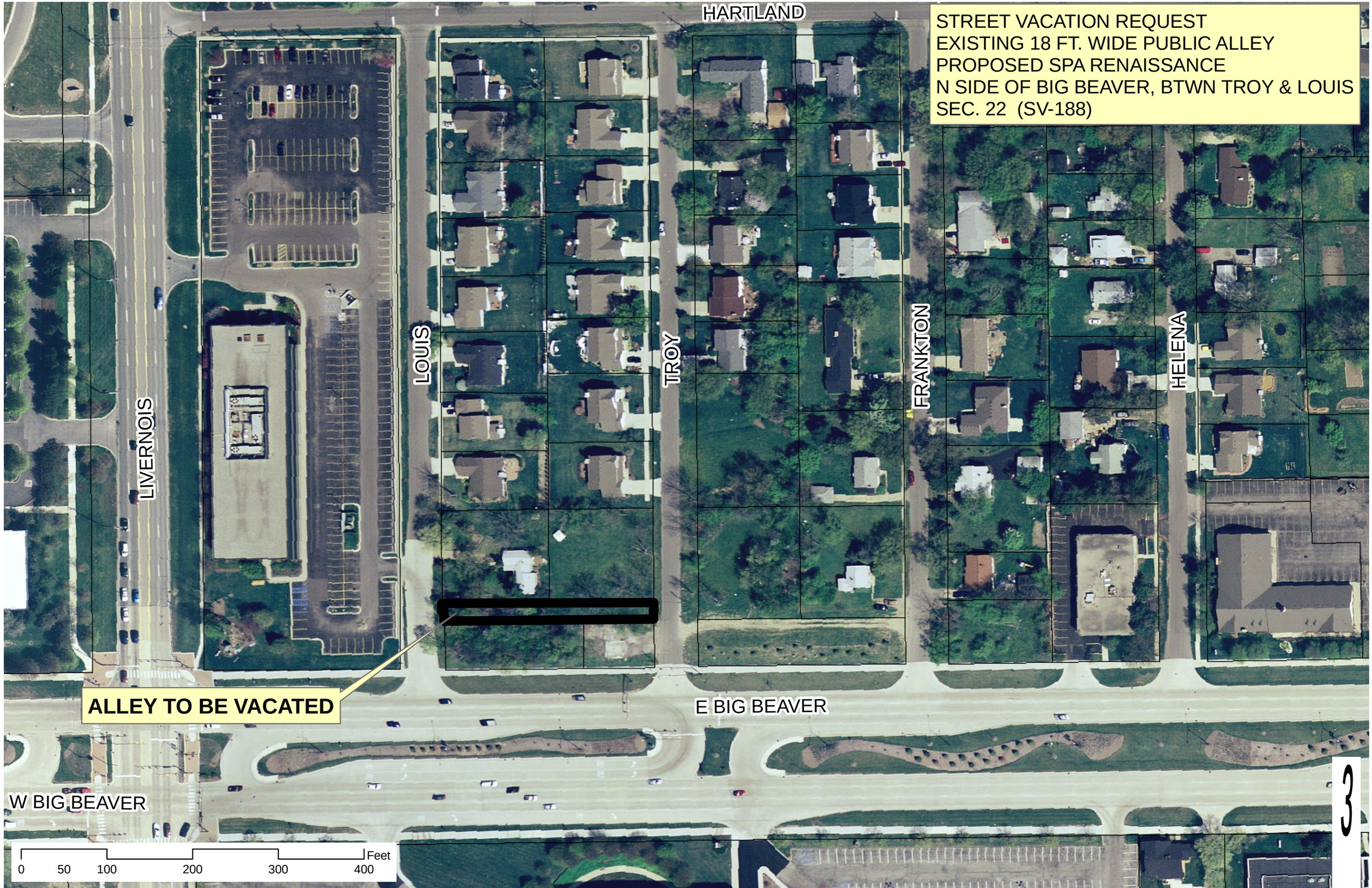
CITY OF TROY



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)
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LIVERNOIS
LOUIS
TROY
FRANKTON
HELENA
ALLEY TO BE VACATED
E BIG BEAVER
W BIG BEAVER
(OSC)
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0 50 100 200 300 400 Feet
3

STREET VACATION REQUEST
EXISTING 18 FT. WIDE PUBLIC ALLEY
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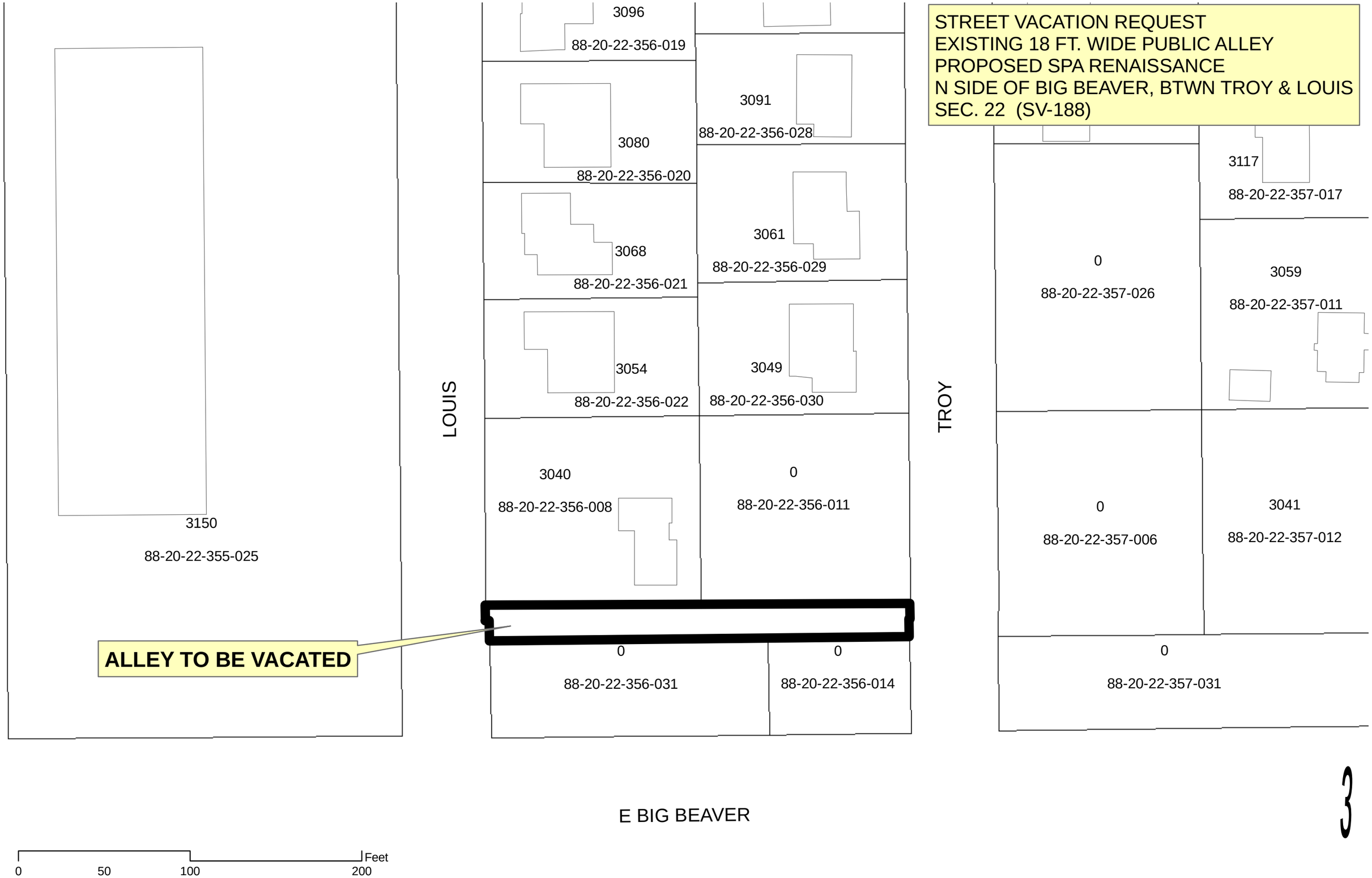

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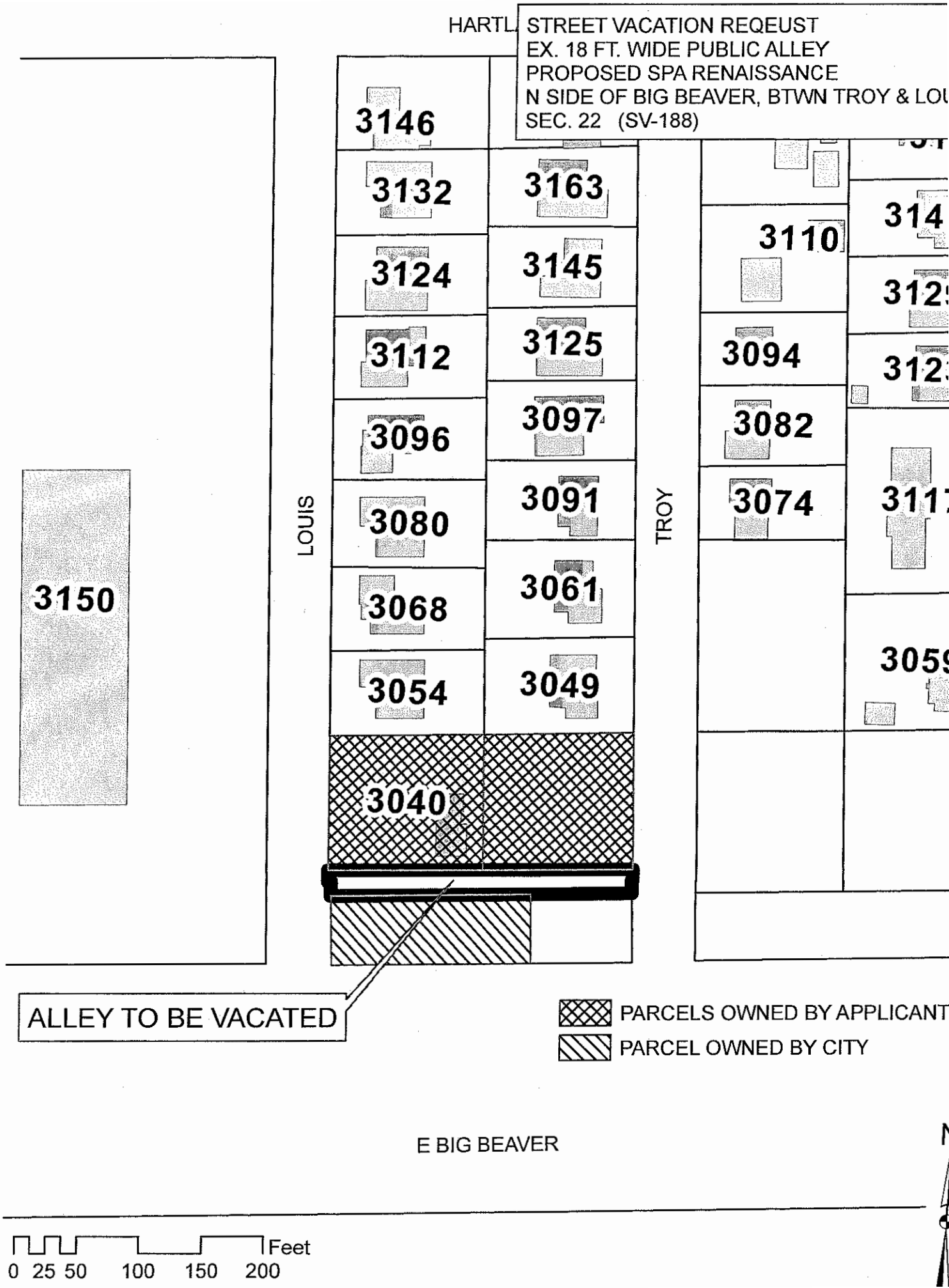
STREET VACATION REQEUST
EX. 18 FT. WIDE PUBLIC ALLEY
PROPOSED SPA RENAISSANCE
N SIDE OF BIG BEAVER, BTWN TROY & LOU
SEC. 22 (SV-188)
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3082
3074
314
312
312
311
3059
ALLEY TO BE VACATED
PARCELS OWNED BY APPLICANT
PARCEL OWNED BY CITY
E BIG BEAVER
Feet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

STREET VACATION

10. PUBLIC HEARING – STREET VACATION REQUEST (SV 188) – Alley, north of Big Beaver between Louis and Troy Street, approximately 244 feet abutting Lots 14 through 25 and 115 and 116 of Eyster's Beaver Gardens Subdivision, Section 22 – Zoned O-1 (Low Rise Office) and R-1E (One Family Residential) Districts (the abutting parcels)

Mr. Savidant presented a summary of the Planning Department report on the proposed street vacation, and reported it is the recommendation of City Management to approve the street vacation request as submitted. Mr. Savidant noted the relationship of this request to the previous proposed rezoning request.

The petitioner, William Stefani of 21000 Twelve Mile Road, St. Clair Shores, said a purchase agreement for the City's remnant parcel was faxed to the Right of Way department. It is his understanding the street vacation would not be done until the rezoning request was approved.

PUBLIC HEARING OPENED

Jvalit Baxi of 3049 Troy Drive, Troy, was present. Mr. Baxi voiced the same concerns as expressed for the related proposed rezoning request [Z 724].

Bob Casadei of 2595 Ginger Court, Bloomfield Hills, was present. Mr. Casadei reiterated his concerns that the vacation request might not be appropriate until the petitioner proves that he can successfully consolidate all the property.

PUBLIC HEARING CLOSED

Resolution # PC-2007-01-009
Moved by: Wright
Seconded by: Littman

RESOLVED, That the Planning Commission hereby recommends to the City Council that the street vacation request, as submitted, for an alley located north of Big Beaver between Louis and Troy Streets, approximately 244 feet abutting Lots 14 through 25 and 115 and 116 of Eyster's Beaver Gardens Subdivision, Section 22, be approved.

Yes: All present (9)
No: None

MOTION CARRIED