



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2020-0103

TO: Mayor and City Council Members

FROM: Allan E. Schneck, P.E., Director, Department of Public Services

DATE: March 16, 2020

SUBJECT: Request to vacate the east half (30') public portion of Samuel Avenue north of Alsdorf and abutting the west side of 1612 Alsdorf Avenue (#15-33-178-014)

REQUEST:

City Council is asked to consider vacating the east half public right-of-way of Samuel Avenue north of Alsdorf and abutting the west side of 1612 Alsdorf Avenue (#15-33-178-014).

BACKGROUND:

Adam and Kelly Tyler of 1612 Alsdorf Avenue have requested that the City of Rochester Hills vacate the public interest for a portion of the platted right-of way of Samuel Avenue north of Alsdorf Avenue and abutting the west side of their parcel #15-33-178-014 (application attached). The east half of the Samuel Avenue right-of-way is part of the Belle Cone Gardens No. 1 Subdivision plat.

Existing Conditions

Samuel Avenue north of Alsdorf Avenue is what is commonly referred to as a "paper road". The right-of-way for a future road extension was reserved in the past but the road extension was never built. It is very unlikely that a future road would be needed or built. As shown on the attached aerial map, the 30-foot width of the Samuel Avenue right-of-way north of Alsdorf Avenue is undeveloped and situated between the west Boundary line for Belle cone Gardens No.1 Subdivision and the west property line for 1612 Alsdorf Avenue. A nearby parallel north-south roadway connection, Mildred Avenue, to the east of Samuel Avenue, already exists.

A legal description and drawing is attached showing the proposed vacation area. A City of Rochester Hills Water Main is located in the southwest portion of the right-of-way. It is recommended that City Council reserve a water main easement for the City of Rochester Hills, as described and depicted on the attached exhibit. DTE has Utility Poles and overhead wires traversing east-west across the northern half of the right-of-way. Comcast has service wires located on the DTE Poles. Thus it is recommended that City Council reserve a public utility overhead easement as described and depicted on the attached exhibit.

Other utility company owners (e.g. AT&T, Consumers Energy) were asked if their facilities had an existing need to be protected and the City did not receive any return correspondences asking us to reserve an easement as a condition of the right-of-way vacation.

Future Uses

The City has no future plans for improving the existing Samuel Avenue north of Alsdorf Avenue.

RECOMMENDATION:

The Department of Public Services recommends that City Council tentatively approve the proposed vacation of the east half of Samuel Avenue as depicted in the attached drawing and legal description and schedule a public hearing to receive any public comments on the matter at the April 13, 2020 regular city council meeting. A water main easement and public utility overhead easement should be reserved to accommodate the previously stated needs of the City of Rochester Hills, DTE Energy and Comcast Cable.

Attachment(s): Location Drawing with aerial photo.pdf
 Applic. for Vacation of ROW 021919.pdf
 Legal Description and Drawing of proposed vacation area
 Legal Description and Drawing Water Main Easement
 Legal Description and Drawing Public Utility Overhead Easement

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		