



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2016-0430

TO: Mayor and City Council Members

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

DATE: October 24, 2016

SUBJECT: Request to vacate the public portions of Grant Road and Dayton Road

REQUEST:

City Council is asked to consider vacating the public road portions of Grant Road and Dayton Road north of Grace Avenue (aka Lewis Avenue on the South Boulevard Gardens Plat).

BACKGROUND:

MacLeish Building, Inc. is proposing to construct a new residential development called Sanctuary in the Hills East. The development plan proposes to utilize property that is currently public right-of-way included in the South Boulevard Gardens subdivision plat. As a result, MacLeish Building, Inc. is requesting that Rochester Hills vacate the public interest for portions of the platted right-of-way for Dayton Road and Grant Road.

Existing Conditions

Grant Road and Dayton Road north of Grace Avenue are what is commonly referred to as a “paper road”. Right-of-way for a future road extension was reserved in the past during a subdivision platting process but the road extension was never built and it is very unlikely that a future road would be needed or built because of the existence of wetland and flood plain limits.

The vacation of portions of Dayton and Grant Roads needed for the proposed Sanctuary in the Hills East to be developed as planned. It should be noted that the drawing showing the proposed Dayton Road vacation in the engineer report was subsequently extended. The attached legal description and drawing titled Exhibit A showing an approximate vacation length of 450-feet is proposed. Also, **DTE Energy and Comcast Cable have requested that if the City vacates the public interest in Dayton Road, then an easement is needed to accommodate their existing facilities within the Dayton Road limits. Thus, it is recommended that City Council reserve a public easement over the entire 30-foot wide portion of the requested length of the Dayton Road right-of-way vacation.**

Utility companies were contacted to determine whether they had current or future needs for the existing right-of-ways to reserve an easement as a condition of the right-of-way vacation.

Future Uses

The City has no plans for upgrading the existing sections of Grant and Dayton being requested for vacation by the applicant.

RECOMMENDATION:

The Department of Public Services recommends that City Council tentatively approve the proposed vacation of Grant Road and Dayton Road as depicted in the attached drawing and legal description and to schedule a public hearing to receive any public comments. However, the 30-foot vacated portion of Dayton should be reserved as a utility easement to accommodate the previously stated needs of DTE Energy and Comcast Cable.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		