

CITY OF ROCHESTER HILLS
DEPARTMENT OF PUBLIC SERVICES
ENGINEERING REPORT

Date: September 14, 2015

To: Mayor Bryan K. Barnett

Prepared by: Paul M. Davis, P.E., Engineering Services PMD

Subject: **Request to Vacate the 60' Public Right-of-Way for Grant Road, North of 3756 Donley Avenue.**

MacLeish Building, Inc. filed an Application and Request for Vacation of Streets, Alleys or Public Grounds (Article IV Sections 94-171--94-178 City Code) with the City of Rochester Hills to vacate a portion of Grant Road right-of-way in the South Boulevard Gardens subdivision. This area is further defined as being north of South Boulevard. and west of Crooks Road.

The existing public right-of-way is not improved as a throughway, and may have originally been intended to create a north-south roadway for residential development similar to Donley and Nearing. Please refer to the attached aerial drawing from the City Geographic Information System. It is unlikely that the existing Grant Road right-of-way will be utilized to facilitate a north-south roadway connection in the future given that Grace Avenue ends at Donley Avenue and there are existing wetlands between Grant Road and Sanctuary Boulevard.

Mr. MacLeish would like to have the segment of Grant Road vacated, with the full 60-foot width being transferred to his proposed development, Sanctuary in the Hills East, City File #89-114.2.

Enclosed for reference is a copy of the South Blvd. Gardens subdivision plat.

EXISTING CONDITIONS:

- Grant Road was platted and dedicated to the use of the public as a 60-foot wide street in 1929 with the recording of the "South Boulevard Gardens" subdivision. According to the plat, the portion of Grant Road right-of-way proposed for vacation is 60-foot wide, 349 feet long on the east side and 347.50 feet long on the west side.
- The Grant Road right-of-way is not improved within the 349 foot distance and appears to be vacant field and woods. As it exists today, it is not being used as a traveled roadway, and is not being maintained by the City.
- The right-of-way in part, may be located in a floodplain.
- The City does not have any utilities located within the right-of way.

FUTURE USES:

- The City has no immediate plans for improving the existing Grant Road right-of-way for vehicular traffic at the requested area of vacation.

RECOMMENDATION:

- The Assessing Department, Fire Department and City Attorney John Staran, responded with a "No Objection" to the requested vacation.
- The Mayor's Office, Clerk's Office, Planning Department, Building Department, DPS-Traffic Division and DPS Roads Foreman were sent notifications of the vacation request. Responses back have not been received since the requested deadline of August 21, 2015.
- Notices were sent to the State of Michigan Office of Land Survey and the Water Resources Commission, with a requested deadline of August 24, 2015. The Water Resources Commission responded with a "No Objection". A response has not been received from the State of Michigan Office of Land Survey.
- Notices were sent to Consumers Energy, DTE Energy, AT&T, Comcast, WOW, and FiberLink, with a requested deadline of 8/24/15. Response of "No Objection" was received from DTE Energy, Comcast and WOW. The other companies have not responded back.

Although this request to vacate a portion of Grant Road is presented separately, it should be noted that Mr. MacLeish's development plans also require that a portion of Dayton Road be vacated. As indicated on the attached South Boulevard Gardens subdivision plat, Dayton Road is an existing public right-of-way adjacent to Sanctuary Boulevard.

It is recommended that the City Administration approve the request to vacate the Grant Road right-of-way north of 3756 Donley Avenue. If approved, this item should be forwarded to City Council for the setting of a public hearing and final decision on the vacation request.

Enclosures: South Boulevard Gardens Subdivision Plat
Aerial Photo of the area with parcel lines shown.
Application

c: Allan E. Schneck, P.E., Director; DPS
Ed Anzek, AICP, Director; Planning & Economic Development
Kurt Dawson, Director; Assessing
Tina Barton, City Clerk; Clerks Department
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