

Department of Community Planning and Economic Development - Planning Division
Vacation 1595 A and B

Date: February 21, 2012

Applicant: CenterPoint Energy, Attn: Chuck Becker, 700 Linden Avenue West, Minneapolis, MN 55403-1136, (612) 321-5029

Address of Property: Petition to vacate portions of Aldrich Avenue North (A) and Bryant Avenue North (B), south of Linden Avenue West. The property is currently utilized by CenterPoint Energy as part of an existing parking lot (see attached map).

Contact Person and Phone: CenterPoint Energy, Attn: Chuck Becker, 700 Linden Avenue West, Minneapolis, MN 55403-1136, (612) 321-5029

Planning Staff and Phone: Becca Farrar, Senior City Planner, (612) 673-3594

60-Day Review Decision Date: Not Applicable

Ward: 7 Neighborhood Organization: Lowry Hill East Neighborhood Association (LHENA), Bryn Mawr Neighborhood Association, Harrison Neighborhood Association

Existing Zoning: I1 (Light Industrial) District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 18

Legal Description: See attached legal description.

Existing Use: Parking lot for employees of the Centerpoint Energy facility located at 700 West Linden Avenue.

Concurrent Review: Not applicable for this application.

Background: The applicant has submitted an application to vacate portions of both Aldrich Avenue North (A) and Bryant Avenue North (B), south of Linden Avenue West. The property is currently utilized by the CenterPoint Energy facility located due north of the subject areas at 700 West Linden Avenue as part of an existing parking lot for employees. The applicant submitted Preliminary Development Review (PDR) plans to Minneapolis Development Review for improvement of the existing parking lot in 2011. As a requirement of the PDR approval (PDR #1000792), the applicant was directed to vacate both public right-of-ways in order to legalize the existing parking configuration on site. The final plan incorporated a screening element on the north side of the site abutting Linden Avenue.

Development Plan: The existing parking lot would continue to be utilized as a parking lot by employees of the CenterPoint Energy facility located north of the proposed vacated areas. As previously noted, the approved PDR plan mandates screening on the north side of the site abutting Linden Avenue.

Responses from Utilities and Affected Property Owners: Minneapolis Public Works has reviewed the vacation petition and recommends approval of the request subject to the maintenance of an existing utility easement as noted in the attached letter. Xcel Energy has also requested easements in both areas proposed for

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vacation. That correspondence is attached as well. Planning Staff would encourage the applicant to work directly with Xcel Energy to ensure that the applicable easements as requested are provided. Planning Staff would recommend that easements be granted over the entire described areas to be vacated at this time.

Findings: The CPED Planning Division finds that the areas proposed for vacation are not needed for any public purpose, and are not part of a public transportation corridor, and that they can be vacated.

Recommendation of the Department of Community Planning and Economic Development – Planning Division:

The Department of Community Planning and Economic Development– Planning Division recommends that the City Planning Commission and the City Council accept the above findings and **approve** the vacation (Vacation File 1595 A and B) subject to the maintenance of an existing utility easement to the City of Minneapolis as well as the provision of easements dedicated to Xcel Energy over the entire described areas to be vacated.

Attachments:

1. Resolution
2. Correspondence –Public Works, Xcel Energy
3. Exhibits and Maps