Department of Community Planning and Economic Development - Planning Division
Vacation 1605

Date: October 29, 2012

Applicant: City of Minneapolis, Department of Community Planning and Economic Development (CPED), Attn: Edith Johnson, 105 5th Avenue South, Room 200, Minneapolis, MN 55401-2521, (612) 673-5262

Address of Property: Petition to vacate part of a public alley on Lot 3 and Lot 4, Block 7, Morrison's Addition to North Minneapolis. The alley is located on the block bounded by 4th Street. North, 6th Street North, Lowry Avenue North, and 31st Avenue North

Contact Person and Phone: City of Minneapolis, Department of Community Planning and Economic Development (CPED), Attn: Edith Johnson, 105 5th Avenue South, Room 200, Minneapolis, MN 55401-2521, (612) 673-5262

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

60-Day Review Decision Date: Not Applicable

Ward: 3 **Neighborhood Organization:** Hawthorne Area Community Council and McKinley Community

Existing Zoning: R4 (Multiple-family) District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 8

Legal Description: See attached legal description.

Existing Use: Utilized as a public alley.

Concurrent Review: Not applicable for this application.

Background: CPED has submitted an application to vacate the north-south leg of the L-shaped alley in the block bounded by 4th Street. North, 6th Street North, Lowry Avenue North, and 31st Avenue North. In lieu of the segment of the alley that is proposed to be vacated, an east-west alley would be dedicated and constructed that extends to 6th Street North. The purpose of the alley vacation is to allow for a reconfiguration of alley access within the block and to allow for future redevelopment of the block consistent with the vision of the Hawthorne EcoVillage Development.

Development Plan: The vacated alley would be incorporated into a larger redevelopment of the site. Future build out of this specific block conceptually consists of single-family infill development, attached townhomes and multi-family housing. Single-family homes on the block would not require City Planning Commission review; however, formal land use applications, including a site plan review, would be required in order to develop multi-family structures on site.

Responses from Utilities and Affected Property Owners: Minneapolis Public Works has reviewed the vacation petition and recommends approval of the request. Public Works has received a Directors' Agreement from CPED turning over "operational control" to Public Works of the proposed alley area. The letter has been attached for reference. Xcel Energy has requested an easement and that correspondence is also attached. Planning Staff would encourage the applicant to work directly with Xcel Energy to ensure that the applicable easement as requested is provided. Planning Staff would recommend that an easement be granted over the entire described area to be vacated at this time.

Findings: The CPED Planning Division finds that the area proposed for vacation is not needed for any public purpose, it is not part of a public transportation corridor, and that it can be vacated with the dedication and construction of a new east-west alley on the block that extends to 6th Street North.

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 adopt the above findings and **approve** the vacation (Vacation File 1605) subject to the retention of an easement for Xcel Energy over the entire described area to be vacated.

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