

LAND USE APPLICATION SUMMARY

Property Location: A portion of 23rd Avenue Southeast, lying between University Avenue Southeast and 4th Street Southeast

Project Name: Right-of-Way Vacation

Prepared By: Hilary Dvorak, Principal Planner, (612) 673-2639

Applicant: Regents of the University of Minnesota

Project Contact: Kelley Brandt

Request: To vacate the right-of-way of a portion of 23rd Avenue Southeast, lying between University Avenue Southeast and 4th Street Southeast

Required Applications:

Vacation	Of the right-of-way of a portion of 23 rd Avenue Southeast, lying between University Avenue Southeast and 4 th Street Southeast.
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SITE DATA

Legal Description	The southeasterly 41 feet of Lots 4 and 7, Block 16, Regents' Addition to Minneapolis, according to the plat and Deed Doc. No.2229567, thereof on file and of record, at the Register of Deeds Office, Hennepin County, Minnesota.
Existing Zoning	OR2 High Density Office Residence District
Lot Area	Not applicable
Ward(s)	2
Neighborhood(s)	Prospect Park
Designated Future Land Use	Not applicable
Land Use Features	Not applicable
Small Area Plan(s)	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The right-of-way that the applicant is proposing to vacate is located in southeast Minneapolis. The proposed right-of-way to be vacated is 23rd Avenue Southeast, lying between University Avenue Southeast and 4th Street Southeast. The portion of the street to be vacated is located immediately west of the METRO Green Line Stadium Village Station.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is surrounded by the METRO Green Line, TCF Bank Stadium, office buildings, commercial establishments and residential developments of varying densities. The site is located in the Prospect Park neighborhood.

PROJECT DESCRIPTION. The applicant is proposing to vacate the right-of-way as it owns the majority of the land adjacent to it and it has limited public use except to access University of Minnesota property.

DEVELOPMENT PLAN. The applicant intends to continue to use the street for roadway purposes.

RELATED APPROVALS. Not applicable.

PUBLIC COMMENTS. No comment letters have been received in regards to this application. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

VACATION

The applicant is proposing to vacate a portion of 23rd Avenue Southeast, lying between University Avenue Southeast and 4th Street Southeast.

The area to be vacated is legally described as follows:

- The southeasterly 41 feet of Lots 4 and 7, Block 16, Regents' Addition to Minneapolis, according to the plat and Deed Doc. No.2229567, thereof on file and of record, at the Register of Deeds Office, Hennepin County, Minnesota.

RESPONSES FROM UTILITIES AND AFFECTED PROPERTY OWNERS. The Department of Public Works has reviewed the vacation petition and recommends denial of the request. The Department of Public Works has indicated that before vacating the right-of-way they would like to further study roadway operations in the vicinity.

Of the utilities and/or affected property owners that have responded Xcel Energy has requested an easement over the area to be vacated.

FINDINGS. The Department of Public Works and the Department of Community Planning and Economic Development find that the area proposed for vacation is needed for a public purpose, is part of a public transportation corridor and that it cannot be vacated.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt staff findings for the application by the Regents of the University of Minnesota:

A. Vacation of a portion of 23rd Avenue Southeast, lying between University Avenue Southeast and 4th Street Southeast.

Recommended motion: **Deny** the vacation of the right-of-way of a portion of 23rd Avenue Southeast, lying between University Avenue Southeast and 4th Street Southeast.

ATTACHMENTS

1. Vacation request from the Regents of the University of Minnesota
2. Description and map of area to be vacated
3. Public Works letter

4. Letter from utilities