

Department of Community Planning and Economic Development - Planning Division
Street Vacation
Vacation 1570

Date: July 19, 2010

Applicant: Shamrock Development Inc.

Address of Property: All of 12th Avenue South north of 2nd Street South.

Contact Person and Phone: Lynn Leegard – Shamrock Development 763-421-3500

Planning Staff and Phone: Jim Voll 612-673-3887

60-Day Review Decision Date: Not Applicable

Ward: 7 Neighborhood Organization: Downtown

Existing Zoning: I1 Light Industrial District is adjacent to the street.

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 21

Legal Description: All that part of 12th Avenue South as platted between Block 115 and Block 116, Town of Minneapolis Addition, located north of a line as extended west from the southwest corner of Lot 1, Block 115, said addition, to the southeast corner of Lot 5, Block 116, said addition, and south of a line as extended 80.00 feet northwesterly from the northeasterly line of said Lot 1, to a corner point located in Lot 2, Block 1, South River Development Addition to Minneapolis, all according to the plats of record at the Hennepin County Recorder's Office, Minneapolis, Minnesota.

Existing Use: Public Street.

Concurrent Review: Street vacation. No other applications are necessary at this point.

Background: Shamrock Development has requested a vacation of 12th Avenue South north of 2nd Street South. In the future they propose to build a multi-family development to the west and adjacent to the vacated street, utilizing the westerly vacated portion for an access drive. This project will require a separate public hearing before the City Planning Commission. The easterly side will be utilized for parking for the industrial building adjacent to the street to the east.

As of the writing of this staff report no comments have been received from the neighborhood group. Staff will forward comments, if any, to the Planning Commission.

Development Plan: A conceptual development plan is attached. If the site is developed for a multi-story multi-family building, then City Planning Commission review is required.

Responses from Utilities and Affected Property Owners: Xcel, Qwest, and Center Point Energy have facilities in the area and request easements in the area to be vacated. The Public Works Department recommends approval and does not request easements. Please see the attached letters from Public Works and the utilities.

Findings: The Public Works Department and Community Planning and Economic Development Department – Planning Division find that the street proposed for vacation is not needed for a public purpose, is not part of a public transportation corridor, and that it can be vacated.

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

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission and the City Council adopt the above findings and **approve** the street vacation of 12th Avenue South north of 2nd Street South subject to the reservation of easements for Xcel, Qwest, and Center Point Energy.

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Vacating all of 12th Avenue South north of 2nd Street South; (Vacation File No. 1570).

Resolved by The City Council of The City of Minneapolis:

That all that part of 12th Avenue South as platted between Block 115 and Block 116, Town of Minneapolis Addition, located north of a line as extended west from the southwest corner of Lot 1, Block 115, said addition, to the southeast corner of Lot 5, Block 116, said addition, and south of a line as extended 80.00 feet northwesterly from the northeasterly line of said Lot 1, to a corner point located in Lot 2, Block 1, South River Development Addition to Minneapolis, all according to the plats of record at the Hennepin County Recorder's Office, Minneapolis, Minnesota is hereby vacated except that such vacation shall not affect the existing easement right and authority of Xcel Energy, Qwest, and Center Point Energy their successors and assigns, to enter upon that portion of the aforescribed street which is described in regard to each of said corporations as follows, to wit:

As to Xcel Energy: A 10.00 foot easement centered 12 feet from the westerly side of the street to be vacated.

As to Qwest: That part of the northwesterly 40.00 feet of 12th Avenue South, as platted between Block 115 and Block 116, Town of Minneapolis, Hennepin County, Minnesota, as measured at right angles to the southeasterly line of Lot 5, said Block 116, lying northeasterly of a line run from the southeast corner of said Lot 5 to the southwest corner of Lot 1, said Block 115 and lying southwesterly of the southwest line of Lot 1, Block 2, South River Development Addition to Minneapolis, Hennepin County, Minnesota.

As to Center Point Energy: The northwesterly 30.00 feet of that part of 12th Avenue South proposed to be vacated.

to operate, maintain, repair, alter, inspect or remove its above-described utility facilities and said easement right and authority is hereby expressly reserved to each of the above-named corporations, and no other person or corporation shall have the right to fill, excavate, erect buildings or other structures, plant trees or perform any act which would interfere with or obstruct access to said street upon or within the above-described areas without first obtaining the written approval of the corporation(s) having utility facilities located within the area involved authorizing them to do so.