

Department of Community Planning and Economic Development - Planning Division
Alley Vacation
Vac-1481

Date: February 21, 2006

Applicant: Edward Bock

Address Of Property: An alley right-of-way between Ewing and Drew Aves S from 42nd St W to Ewing Ave S by way of a 90 degree angle turn in the alley at the south end of the block.

Contact Person And Phone: Edward Bock 612-920-6221

Planning Staff And Phone: Tara Beard 612-673-2351

60 Day Review Decision Period: Not applicable

Ward: 13 **Neighborhood Organization:** Linden Hills Neighborhood Council

Existing Zoning: R-1A Single Family District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 29

Legal Description: All that part of the public alley previously not vacated, in Block 3, Waveland Park Addition to the City of Minneapolis.

Proposed Use: Private property.

Concurrent Review: Alley vacation.

Background: The applicant proposes to vacate a portion of an alley between the Drew Ave S and Ewing Ave S, from 42nd St W to the south of the block where the alley makes a 90 degree angle turn to the southwest and exits on Ewing Ave S (please see attached maps). The applicant proposes to use the vacated land as private property for the property owners on the block. There is no existing alley in the right-of-way.

Development Plan: The applicant has not provided a development plan indicating future plans for the area of the proposed vacation.

Other Zoning Applications Required: No other approvals are required.

Responses from Utilities and Affected Property Owners: Xcel (NSP) and Qwest have requested easements for the entire right-of-way because of existing electric facilities and an aerial telephone cable, respectively.

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Findings: The vacation will allow adjacent owners to add a portion an unused right-of-way to their property. There is no alley constructed and the right-of-way appears to be a part of those owners' yards; there is no indication that constructing an alley in the right-of-way is planned in the future. The Public Works Department and the Department of Community Planning & Economic Development – Planning Division find that the area proposed for vacation is not needed for any public purpose, that it is not part of a public transportation corridor, and that it can be vacated.

RECOMMENDATION

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 City Council adopt the above findings and **approve** the vacation application subject to retention of easements by Xcel Energy and Qwest.

Attachments:

1. Aerial photo.
2. Plat map.
3. Xcel map.