

Department of Community Planning and Economic Development – Planning Division
Vacation of right-of-way
Vac-1585

Date: June 27, 2011

Applicant: Garfield Properties, LLC

Address of Property: 2840 and 2900 Chowen Avenue South

Project Name: Alley vacation

Contact Person and Phone: Jim Koontz with Garfield Properties, LLC, (612) 243-0540

Planning Staff and Phone: Hilary Dvorak, (612) 673-2639

Date Application Deemed Complete: Not applicable for this application

End of 60-Day Decision Period: Not applicable for this application

End of 120-Day Decision Period: Not applicable for this application

Ward: 7 **Neighborhood Organization:** Cedar Isles Dean

Existing Zoning: R1, Single-family District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 23

Legal Description: Not applicable for this application

Proposed Use: Side yard

Concurrent Review:

Vacation 1585: Petition to vacate the east-west alley in West End Addition 2nd Division, connecting Chowen Avenue South to the north-south alley.

Applicable zoning code provisions: Not applicable for this application

Background: The applicant, who owns the property located at 2900 Chowen Avenue South, has petitioned to vacate the east-west alley that connects Chowen Avenue South to the north-south alley (see aerial photograph). The alley is located between the properties located at 2840 and 2900 Chowen Avenue South. Although there is a curb cut leading to the alley from Chowen Avenue South the alley itself is unimproved. Since the right-of-way will be vacated the existing curb cut will need to be removed. Upon removal of the curb cut the curb and gutter and grass boulevard will need to be

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restored. If the vacation is approved, Hennepin County will determine the property disposition of the vacated area. Typically, a vacated alley will be split evenly between the adjacent property owners. The applicant is proposing to use the vacated space for additional side yard.

VACATION (Vac1585) – The east-west alley in West End Addition 2nd Division, connecting Chowen Avenue South to the north-south alley.

Development Plan: The survey is included in the packet. The area to be vacated will be used as side yard.

Responses from Utilities and Affected Property Owners: Of the utilities and/or affected property owners that have responded Qwest has requested an easement.

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

RECOMMENDATIONS

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

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 application to vacate the east-west alley in West End Addition 2nd Division, connecting Chowen Avenue South to the north-south alley subject to the retention of an easement in favor of Qwest.

Attachments:

1. Zoning map
2. Vacation petition, maps and site drawings
3. Responses from the utilities and affected property owners