

**Department of Community Planning and Economic Development - Planning Division**  
Alley Vacation  
Vac-1566

**Date:** March 8, 2010

**Applicant:** Wagner Partners

**60-Day Review Decision Date:** Not Applicable

**Address of Property:** near 6024 Penn Avenue S

**Contact Person and Phone:** Scott Wagner (612) 928-6965

**Planning Staff and Phone:** Kimberly Holien (612) 673-2402

**Ward:** 13    **Neighborhood Organization:** Armatage

**Existing Zoning:** R1A, Single Family Residential

**Zoning Plate Number:** 35

**Legal Description:** Part of the east/west section of the 14-ft. alley (approximately the west 126.08 feet) in Block 1, Kavli's Lake Harriet Lynnhurst Addition, including the existing 10-ft. by 10-ft. corner cut.

**Proposed Use:** Stormwater infiltration area

**Development Plan:** The applicant has indicated that grading may be necessary to accommodate a stormwater infiltration area. No development is proposed at this time.

**Other Zoning Applications Required:** No other zoning applications are required at this time.

**Background:** The applicant has requested a vacation for a portion of the "T-shaped" alley directly east of Queen Avenue S, south of 60<sup>th</sup> Street and west of Penn Avenue S. This alley currently runs through the applicant's property at 6024 Penn Avenue S. The alley is surfaced with bituminous and used for access into the Wagner's Greenhouse site. Alley access would remain from Penn Avenue S to the center of the block. As such, all affected properties would maintain some level of alley access.

**Responses from Utilities and Affected Property Owners:** Minneapolis Public Works recommends denial of the vacation request. Public Works-Traffic Department has determined that the proposed vacation, which would result in a dead-end, "L-shaped" alley, would force sanitation and maintenance trucks to back out of the alley onto the public street. Solid Waste and Recycling is concerned with this proposed arrangement as well.

In the event that the requested vacation is approved, Xcel Energy and Qwest have requested an easement for their facilities in the vacated alley. Detailed easement descriptions have been provided.

**Findings:** The Public Works Department and the CPED - Planning Division find that the area proposed for vacation is needed for public purposes and that it cannot be vacated as requested by the petitioner.

**RECOMMENDATION**

**Recommendation of the CPED Planning Division:**

The CPED Planning Division recommends that the City Planning Commission and the City Council accept the above findings and **deny** the vacation.

**Attachments:**

1. Aerial photo
2. Plat map
3. Letter from Public Works