

## Minneapolis City Planning Department Report

Preliminary Plat  
Final Plat  
PL - 143  
Vacations of Easements  
Vac-1426a and 1426b

**Date:** January 12, 2004

**Applicant:** City of Minneapolis

**Address Of Property:** The plat is for part of the area bounded by Girard Terrace on the west, Olson Memorial Highway on the north, Lyndale Avenue on the east, and 3rd and 4th Avenues on the south. The vacations are for two drainage and utility easements located a) in the vicinity of 5th and Dupont Avenues North, and b) on a portion of vacated Colfax Avenue North between 4th Ave N and Glenwood Ave N.

**Date Application Deemed Complete:** The plat application was complete on December 9, 2003. The vacation applications will be complete upon receipt of all responses from utility companies on January 2, 2004.

**End of 60 Day Decision Period:** Plat: February 7, 2004. Vacations: March 4, 2004.

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**Ward:** 5      **Neighborhood:** Sumner Glenwood

**Existing Zoning:** R4

**Name of Plat:** CITY OF MINNEAPOLIS HERITAGE PARK PLAT 3

**Proposed Use:** Planned residential development

**Previous Actions:**

- Hollman v. Cisneros Consent Decree signed by plaintiffs and defendants March, 1995.

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- Action Plan for Redevelopment of the Sumner Field, Glenwood, Lyndale and Olson Public Housing Development and Adjacent Land in Minneapolis approved by City Council December, 1997.
- Near Northside Community Redevelopment Plan in approved by City Council June, 1999.
- Near Northside Master Plan approved by City Council in March, 2000.
- Environmental Assessment Worksheet completed for project in the Fall of 2000. In September, 2000, the City Council determined that no further action was required.
- Hollman Housing Transition District Tax Increment Finance Plan approved by City Council June, 2001.
- Right of Way plats and vacations for first two rental phases of Heritage Park project approved by City Planning Commission on June 4, 2001, and September 23, 2002, with final plats approved on July 9, 2001, and December 9, 2002.
- Development plats and related development applications for first two rental phases of Heritage Park project approved by City Planning Commission on July 9, 2001, and April 14, 2003, with final plat approvals on October 22, 2001, January 14, 2002, and April 28, 2003.
- Right of Way plats and vacations for the first ownership phase of Heritage Park project approved by City Planning Commission on October 7, 2003, with final plat approved on November 3, 2003.
- Development applications for the first ownership phase of Heritage Park project approved by City Planning Commission on September 22, 2003, with preliminary plat approval continued to October 7, 2003, and final plat approved on October 20, 2003.

**Background:**

The Heritage Park project is being developed in phases. The overall project area of approximately 73 acres is to include 900 housing units, and will include a mix of housing types throughout the site—including single family homes, duplexes, triplexes, accessory dwellings and a variety of multiple-family structures.

The complete development will include at least 440 rental units (150 market-rate, 90 affordable and 200 public housing replacement units), 360 ownership units (250 market-rate and 110 affordable), and 100 public housing units for seniors (replacement units for two demolished high rise buildings). The public housing units will be mixed within buildings with affordable and market-rate rental households. Affordable and market rate housing units will be indistinguishable from one another.

These development applications define the street layout and blocks for future phases of the Heritage Park development south of Olson Memorial Highway and east of the future Van White Memorial Boulevard. The developers of for-sale and rental housing in this area will take responsibility for platting lots that are suitable for development within the blocks defined by the subject plat.

The subject application includes the following.

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- **Preliminary plat.** The plat is titled CITY OF MINNEAPOLIS HERITAGE PARK PLAT 3. The platted area includes essentially all MPHA owned land and City of Minneapolis right of way south of Olson Memorial Highway, west of Lyndale Ave N, north of and inclusive of Fourth Avenue North, and east of Van White Memorial Boulevard. It also includes a parcel of MPHA-owned land south of 4<sup>th</sup> Avenue north between Bryant and Dupont Avenues North. The plat defines seven full or partial blocks, and the rights of way for portions of eight streets. Blocks designated as outlots in the plat must be re-platted by the ownership and rental housing developers in conjunction with complete development plans and development applications.

The preliminary plat illustrates the proposed curvilinear character of many of the streets, and a 4<sup>th</sup> Avenue North with a median boulevard. The only existing structures in the platted area is an existing church at the southeast corner of 5<sup>th</sup> and Bryant Avenues North and an existing public housing high-rise in the center of the northernmost block.

A branch of southbound Lyndale Avenue is created by this plat and will be named Lyndale Place. It is intended to serve as a one-way residential street, and is to be separated from southbound Lyndale by a bermed and landscaped median.

The applicant has requested that this applicant be continued to the January 26, 2004, meeting of the City Planning Commission.

- **Final plat.** Title documentation has been submitted for this plat.
- **Vacation applications.** The two vacation applications associated with the plat are vacations of utility easements, as identified on the attached maps.

### **REQUIRED FINDINGS FOR VACATIONS OF UTILITY EASEMENTS**

#### **Findings for street vacation application 1426a as required by the Minneapolis Zoning Code**

The application is a request to vacate a utility easement of approximately 20 feet by 100 feet. It is located just north of 5<sup>th</sup> Avenue North along the southern edge of proposed Outlot B in accompanying plat PL-143.

**Responses From Utilities And Affected Property Owners:** Potentially affected utilities have not objected to the subject vacation, nor have they requested the retention of easements.

**Findings:** The Public Works Department and City Planning Division of CPED find that the area proposed for vacation is not needed for any public purpose, and is not part of a public transportation corridor, given that the street network is being reconstructed as defined by the accompanying plat PL-143.

**Findings for street vacation application 1426b as required by the Minneapolis Zoning Code**

The application is a request to vacate a utility easement of approximately 15 feet by 40 feet. It is located in vacated Colfax Avenue North along the southern edge of proposed Outlot G in accompanying plat PL-143.

**Responses From Utilities And Affected Property Owners:** Potentially affected utilities have not objected to the subject vacation, nor have they requested the retention of easements.

**Findings:** The Public Works Department and City Planning Division of CPED find that the area proposed for vacation is not needed for any public purpose, and is not part of a public transportation corridor, given that the street network is being reconstructed as defined by the accompanying plat PL-143.

**STAFF RECOMMENDATION ON PRELIMINARY PLAT:**

The CPED Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the application for a preliminary plat for CITY OF MINNEAPOLIS HERITAGE PARK PLAT 3 to January 26, 2004.

**STAFF RECOMMENDATION FOR FINAL PLAT:**

The CPED Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the final plat titled City of Minneapolis Heritage Park Plat 3 to January 26, 2004.

**RECOMMENDATION OF THE CITY PLANNING DEPARTMENT ON VACATION APPLICATION 1426A:**

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

**RECOMMENDATION OF THE CITY PLANNING DEPARTMENT ON VACATION APPLICATION 1426B:**

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