

Department of Community Planning and Economic Development - Planning Division
Alley Vacation
Vacation 1581

Date: April 11, 2011

Applicant: 227 Colfax LLC c/o Phillips Architects

Address of Property: The dead-end alley dedicated in Block 1, Harrison's Addition, the block being bounded on the north by Glenwood Avenue North, on the east by Colfax Avenue North, and on the south by 2nd Avenue North (north of and adjacent to 227 Colfax Avenue North).

Contact Person and Phone: David Phillips – Phillips Architects 612-377-3333

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

60-Day Review Decision Date: Not Applicable

Ward: 5 **Neighborhood Organization:** Harrison

Existing Zoning: The OR2 Office Residence District and the C2 Neighborhood Corridor Commercial District are adjacent to the alley to the south and the C3A Community Activity Center District is adjacent to the alley to the north.

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 13

Legal Description: The dead-end alley dedicated in Block 1, Harrison's Addition, the block being bounded on the north by Glenwood Avenue North, on the east by Colfax Avenue North, and on the south by 2nd Avenue North.

Existing Use: Unpaved public alley.

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

Background: The applicant requests that this alley be vacated for use as future green space. It currently is an unimproved alley. It is adjacent to land to the south and west that is currently in the process of being replatted. The City Planning Commission approved a replat of this land in 2010, as apart of the redevelopment of the area to the west, for The FIRM workout studio (PL-243). 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: Please see the attached site plan. The future use of the alley will be green space.

Responses from Utilities and Affected Property Owners: Qwest has requested that an easement be reserved over part of the alley. Please see the attached survey from Qwest. The Public Works Department recommends approval. Please see the attached letter from Public Works.

Findings: The Public Works Department and Community Planning and Economic Development Department – Planning Division find that the alley 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 vacation of the dead-end alley dedicated in Block 1, Harrison's Addition, the block being bounded on the north by Glenwood Avenue North, on the east by Colfax Avenue North, and on the south by 2nd Avenue North (north of and adjacent to 227 Colfax Avenue North), subject to the reservation of an easement to Qwest.

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Vacating all the dead-end alley dedicated in Block 1, Harrison's Addition, the block being bounded on the north by Glenwood Avenue North, on the east by Colfax Avenue North, and on the south by 2nd Avenue North (Vacation File No. 1581).

Resolved by The City Council of The City of Minneapolis:

That all that part of the dead-end alley dedicated in Block 1, Harrison's Addition, the block being bounded on the north by Glenwood Avenue North, on the east by Colfax Avenue North, and on the south by 2nd Avenue North is hereby vacated except that such vacation shall not affect the existing easement right and authority of Qwest, their successors and assigns, to enter upon that portion of the aforescribed alley which is described in regard to said corporation as follows, to wit:

As to Qwest: The northerly 7.00 feet of the easterly 90.00 feet of the alley dedicated in Block 1 as shown on the plat of Harrison's Addition to Minneapolis, Hennepin County, Minnesota, and as measured at right angles to the north line of said alley and the east line of said Block 1.

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 alley 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.