

Department of Community Planning and Economic Development - Planning Division
Alley Vacation Application
Vacation 1507

Date: December 18, 2006

Applicant: Michael Karch, Nob Hill Investments, LLC, 9036 Grand Avenue South, Bloomington, MN 55420, (612) 554-0220

Address of Property: Not applicable, see attached map. A portion of the alley (east 10 feet) at the rear of 3017, 3021 and 3027 Holmes Avenue South.

Contact Person and Phone: Curt Gunsbury, 2711 West 47th Street, Minneapolis, MN 55410, (612) 598-9416

Planning Staff and Phone: Becca Farrar, (612) 673-3594

60-Day Review Decision Date: Not Applicable

Ward: 10 **Neighborhood Organization:** East Calhoun Community Organization (ECCO)

Existing Zoning: C3A (Community Activity Center) District, PO (Pedestrian Oriented Overlay) District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 24

Legal Description: That part of the alley located upon Lot 16 and Lot 17, Block 16 and Lot 12, Block 27, Calhoun Park Addition to Minneapolis, described as the East 10 feet of Lot 7 and Lot 8, Block 16 and Lot 12, Block 27, Calhoun Park Addition, as of record in Book of Deeds 768, Page 416, Hennepin County, Minnesota.

Existing Use: Public alley.

Concurrent Review: Not applicable for this application

Development Plan: The applicant intends to utilize the vacated areas for a future development proposal.

Responses from Utilities and Affected Property Owners: Minneapolis Public Works has reviewed the vacation petition and recommends denial of the request. Public Works believes that the highest and best use of the alley is to maintain the status quo as the alley can still function for its intended purpose which is to accommodate commercial traffic as well as maintains the alley for future need.

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Other responses from utilities were as follows: Qwest requested that an easement be reserved over the entire described areas to be vacated. Xcel Energy requested that an easement be reserved subject to utility rights in favor of Northern States Power Company, A Minnesota Corporation d/b/a Xcel Energy, until the existing electric distribution facilities were to be removed or relocated. All letters received have been attached for reference.

Findings: The CPED Planning Division finds that the area proposed for vacation is needed for a public purpose, is part of a public transportation corridor, and that it should not be vacated.

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

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 deny the vacation application for a portion of the alley (east 10 feet) at the rear of 3017, 3021 and 3027 Holmes Avenue South.

Attachments:

1. Public Works letter
2. Referral and Neighborhood letters
3. Legal description
4. Maps