

Department of Community Planning and Economic Development - Planning Division
Street Vacation
Vacation 1564

Date: August 10, 2009

Applicant: Mike Cashill and Alan Spaulding

Address of Property: The east half of France Avenue South between 30th ½ Street West and 31st Street West.

Contact Person and Phone: Leanna Schell – At Home Apartments, LLC 612-225-8227

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

60-Day Review Decision Date: Not Applicable

Ward: 13 **Neighborhood Organization:** West Calhoun

Existing Zoning: R6 Multiple-family Residence District is adjacent to the street.

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 21

Legal Description: All that part of the east half of France Avenue South between 30th ½ Street West and 31st Street West.

Existing Use: Public Street.

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

Background: Mike Cashill and Alan Spaulding of At Home Apartments submitted a request to vacate the east half of France Avenue South from the area south of their apartment building running to 31st Street West. The west half of France Avenue is in St. Louis Park and therefore is not part of this application. The Minneapolis Public Works Department amended the petition to include the entire east half of France Avenue from 30th ½ Street West to 31st Street West, rather than the shorter section requested by the applicant, as Public Works does not want partial segments of right-of way that do not extend to the cross streets to be vacated. The east half of France Avenue in this area is undeveloped and overgrown with vegetation and trees. In addition, there is a grade change or hill from 30th ½ Street to 31st Street. However, Public Works has indicated that they wish to retain this right-of-way as there is a water main in the street and the City has a future sidewalk project in the area. Finally the City of St. Louis Park has indicated that they may want to develop the street in the future. It may be a connection that is necessary in the future. Please see the attached letters from Public Works and the City of St. Louis Park.

As of the writing of this staff report no comments have been received from the West Calhoun neighborhood group. Staff will forward comments, if any, to the Planning Commission.

Development Plan: No development plan was submitted. The applicant has indicated that the area will be an expanded side yard.

Responses from Utilities and Affected Property Owners: Xcel and Qwest have facilities in the area and request easements in the area to be vacated. The Minneapolis Public Works Department is recommending denial, but if the street is vacated the City has facilities in the area that would require an easement.

Findings: The Public Works Department and Community Planning and Economic Development Department – Planning Division find that the street proposed for vacation may be needed for public purpose, and that it may be part of a public transportation corridor, and that it should not 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 **deny** the street vacation of the east half of France Avenue between 30th ½ Street West and 31st Street West.