

Community Planning and Economic Development—Planning Division
Alley Vacation
Vac-1515

Date: June 11, 2007

Applicant: Greater Metropolitan Housing Corporation

Address of Property: Not applicable, see attached map.

Contact Person and Phone: Bill Buelow (612-339-0601)

Planning Staff and Phone: Janelle Widmeier (612-673-3156)

60-Day Review Decision Date: Not applicable

Ward: 5 **Neighborhood Organization:** Harrison

Existing Zoning: R1A

Zoning Plate Number: 12

Legal Description: All of the public alley platted as Lot 6, Block 2, and, Lot 6, Block 3, Stough's Subdivision in Maben, White, and LeBron's Addition to Minneapolis, according to the plat of record at Hennepin County Records Office, Minneapolis, Minnesota.

Concurrent Review: Not applicable for this application

Development Plan: The applicant intends to add the land from the vacated alleys to the properties north of the alley, 508 Morgan Avenue North (Lot 20) and 509 Logan Avenue North (Lot 25), in order to have a wider lot to construct a single-family dwelling on each property. A development plan is attached.

Background: An alley runs north to south through the entire length of the block. An alley also runs east to west through the block. The east-west alley is proposed to be vacated. Four properties (501 Logan Avenue North, 509 Logan Avenue North, 508 Morgan Avenue North and 1810 5th Avenue North) are adjacent to this alley. The applicant is proposing to vacate the east-west alley to add the land to 508 Morgan Avenue North and 509 Logan Avenue North because these properties are only 33 feet wide. The applicant would then construct a new single-family dwelling on each property. The property of 501 Logan Avenue North currently has vehicle access to the north-south alley. The property of 1810 5th Avenue North only has vehicle access from the to-be-vacated east-west alley. The applicant has agreed to work with the property owner of 1810 5th Avenue North to construct a new garage with access to Morgan Avenue as shown on the development plan. The proposed garage location requires a variance because it would not be located completely behind the principal residential structure. Further, a variance is required to allow the garage to be closer than five feet from the side lot line (adjacent to 508 Morgan Avenue North). At the time this staff report was written, the applicant had not submitted an

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application to request these variances. The applicant has indicated that he will apply soon. The curb cut location must also be approved by Public Works.

Public Works is recommending that the vacation not be approved until the property of 1810 5th Avenue North has approvals for the proposed garage and curb cut location.

According to Public Works, it is likely that the alley (Lots 6) will accrue to the properties located south of the alley, in said Stough's Subdivision. Public Works has stated that the City of Minneapolis makes no determination as to how the alley is bound, reclaimed or divided and that it is the responsibility of the adjacent property owners to determine this.

This item was continued from the April 23, 2007 Planning Commission meeting to give the applicant time to obtain the appropriate approvals for the proposed garage location or to develop and obtain approvals for an alternate proposal that does not require any variances. Because the applicant has not yet applied for the necessary variances, staff is recommending that the alley vacation be continued indefinitely. Alley vacations are not subject to MN Statute 15.99 requiring a decision within 60 days.

**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 **continue** the vacation indefinitely.

Attachment:

Public Works letter
Applicant letter of understanding
Maps
Photos