

Department of Community Planning and Economic Development - Planning Division
Street Vacation
Vac-1559

Date: August 10, 2009

Applicant: Lakewood Isles, LLC

60-Day Review Decision Date: Not Applicable

Address of Property: 3031 Ewing Avenue S

Contact Person and Phone: Leann Shell (651) 225-8227

Planning Staff and Phone: Kimberly Holien (612) 673-2402

Ward: 12 **Neighborhood Organization:** Standish Ericcson

Existing Zoning: R6, Multiple-family Residential

Zoning Plate Number: 23

Legal Description: All that portion of Ewing Avenue S located south of 31st Street W, as platted between Block 8, Manhattan Park Addition, and, Block 4, Calhoun Boulevard Addition to Minneapolis.

Proposed Use: Parking lot and drive aisles.

Development Plan: No development plan has been provided at this time. The applicant has indicated that the vacated alley is requested to allow for expansion of the existing surface parking lot serving the adjacent Lakewood Isles Apartments. The existing parking lot serving this building contains at least 110 surface parking stalls. No development is proposed at this time.

Other Zoning Applications Required: No other zoning applications are required at this time.

Background: The applicant has requested a vacation for that portion of Ewing Avenue S located south of 31st Street W, as platted between Block 8, Manhattan Park Addition, and, Block 4, Calhoun Boulevard Addition to Minneapolis. Specifically, this section of right-of-way extends south of the intersection of Ewing Avenue S and 31st Street W to the north side of the Hennepin County Regional Railroad Authority right-of-way. The Hennepin County Regional Railroad Authority right-of-way in this location includes railroad tracks and the Midtown Greenway. This portion of right-of-way requested to be vacated is currently unimproved.

Responses from Utilities and Affected Property Owners: This section of right-of-way has been identified as being needed for access and maintenance of a future transportation corridor, the Southwest Transitway. As such, Minneapolis Public Works recommends denial of the vacation request. Staff also received correspondence from the Hennepin County Regional Railroad Authority recommending that

the petition for vacation be denied to preserve the right-of-way for possible access points, construction and maintenance of the Southwest Transitway.

The Metropolitan Council has requested that an easement be reserved within the right-of-way for their future use, as this portion of right-of-way coincides with one of three routes under construction for a new regional sanitary sewer interceptor.

Findings: The Public Works Department and the CPED - Planning Division find that the area proposed for vacation is needed for public purposes and is part of a future public transportation corridor, and that it cannot be vacated as requested by the petitioner.

RECOMMENDATION

Recommendation of the CPED Planning Division:

The CPED Planning Division recommends that the City Planning Commission and the City Council accept the above findings and **deny** the request to vacate all that portion of Ewing Avenue S located south of 31st Street W, as platted between Block 8, Manhattan Park Addition, and, Block 4, Calhoun Boulevard Addition to Minneapolis.

Attachments:

1. Aerial photo
2. Plat map

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