

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

**Date:** October 15, 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 5<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> 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. At the Board of Adjustments meeting of August 23, 2007, the variance was approved.

CPED Planning Division Report  
Vac-1515

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.

**Responses from Utilities and Affected Property Owners:** Of the responses received, there were no objections and no easements requested.

**Findings:** The CPED Planning Division and Public Works supports the vacation as long as the property of 1810 5<sup>th</sup> Avenue North has approvals for the proposed garage and curb cut location. Because a variance for the proposed garage location was granted, staff finds that the area proposed for vacation is not needed for any public purpose and it is not part of a public transportation corridor.

**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 **approve** the vacation.

**Attachment:**

Public Works letter  
Applicant letter of understanding  
Maps  
Photos