

Department of Community Planning and Economic Development - Planning Division
Vacation 1497

Date: October 3, 2006

Applicant: Schafer-Richardson, Inc.

Address of Property: A 20 foot wide alley in Blocks 15 & 16, Bradford & Lewis' Addition to Minneapolis.

Contact Person and Phone: David Frank 612-359-5844

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

60-Day Review Decision Date: Not Applicable

Ward: 5 **Neighborhood Organization:** North Loop

Existing Zoning: The surrounding properties are zoned I1 Light Industrial, many with the Industrial Living Overlay District.

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 13

Legal Description: All of the public alley as dedicated and hereto for not vacated, in Blocks 15 and 16, Bradford & Lewis Addition to Minneapolis, according to the plat of record at Hennepin County, Minnesota.

Proposed Use: Site access and pedestrian areas for adjacent properties.

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

Background: Planning staff has received a plan for the vacated area, but it is not detailed enough to determine if access can be provided to uses along the alley if cross-access easements are not provided. Staff has not been provided information on the status of easement agreements. Until these issues are resolved staff can not determine if this alley should be vacated. Staff recommends that this item be continued to the October 16, 2006, meeting of the City Planning Commission to allow time to resolve these issues.

Development Plan: The development plan is attached to this report. There are also three projects (Basset Creek Lofts/Business Center, 710 Lofts, and 720 Lofts) with approved site plans abutting the alley and one pending approval (730 Lofts).

Responses from Utilities and Affected Property Owners: Minneapolis Public Works has requested an easement for a storm sewer tunnel and requests written consent from the abutting property owners before consenting to the vacation. Xcel Energy and Qwest request easements for their facilities in the vacated right-of-way. The BNSF Railroad expressed concerns over the vacation in a telephone call, but has not followed up with a letter for or against the vacation.

Recommendation of the CPED Planning Division:

The CPED Planning Division recommends that the City Planning Commission continue the vacation application to the October 16, 2006, meeting of the City Planning Commission.