

**Department of Community Planning and Economic Development - Planning Division**  
Alley Vacation  
Vac-1543

**Date:** June 16, 2008

**Applicant:** Premier Storage, LLC

**Address Of Property:** 2845 Harriet Avenue South

**Contact Person And Phone:** Todd Jones, 952-345-3450

**Planning Staff And Phone:** Shanna Sether, 612-673-2307

**60 Day Review Decision Period:** Not applicable

**Ward:** 6

**Neighborhood Organization:** Whittier Alliance

**Existing Zoning:** I1

**Proposed Zoning:** Not applicable for this application.

**Zoning Plate Number:** 25

**Legal Description:** That part of the alley dedicated in Block 3, Excelsior Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, which lies between the westerly extensions of the north and south lines of Lot 1, said Block 3.

**Proposed Use:** The partial vacation of an existing “dead-end” alley.

**Concurrent Review:** Alley vacation.

**Background:** The applicants have requested to vacate approximately 400 square feet of the existing alley that currently terminates within the parking area of the property at 2845 Harriet Avenue South. The applicants recently vacated a utility easement that ran underneath a portion of the building located at 2845 Harriet Avenue South, which was approved by the City Council May 2, 2008. The applicants have requested the alley vacation to create a better condition for parking, loading and drive circulation.

**Development Plan:** See attached plan.

**Other Zoning Applications Required:** No other approvals are required at this time.

**Responses from Utilities and Affected Property Owners:** Staff has not received any responses recommending denial of the petition. Staff has received a request for reservation of an easement by Xcel Energy over, under and across all that part of the alley subject to this application and abutting the west line of Lot 1 in Block 3, EXCELSIOR ADDITION TO MINNEAPOLIS, where electric facilities are located (see attached plan).

CPED Planning Division Report  
Vac-1543

**Findings:** The Public Works Department and the Department of Community Planning & Economic Development – Planning Division find that the area proposed for vacation is not needed for any public purpose, that it is not part of a public transportation corridor, and that it can be vacated if any easements requested above are granted by the petitioner.

**RECOMMENDATION**

**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 City Council adopt the above findings and **approve** the vacation, subject to retention of an easement by Xcel Energy.

**Attachments:**

1. Aerial photo.
2. Plat map.
3. Photos.
4. Xcel Energy easement reservation plan.
5. Letter from Public Works.