

Department of Community Planning and Economic Development - Planning Division
Vacation 1492

Date: November 27, 2006

Applicant: Pam Karahalios

Address of Property: Part of France Avenue located west of Lots 8, 9, and 10, Block 8, Manhattan Park Addition to Minneapolis and south of 31st Street West.

Contact Person and Phone: Pam Karahalios 612-308-7470

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

60-Day Review Decision Date: Not Applicable

Ward: 13 **Neighborhood Organization:** West Calhoun

Existing Zoning: The surrounding properties south of 31st Street are zoned R4 Multiple-family District.

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 23

Legal Description: All that part of the east half of France Avenue lying southerly of the westerly extension of the north line of Lot 10, Block 8, Manhattan Park Addition to Minneapolis, and north of the westerly extension of the south line of Lot 8, said Block 8, all according to the recorded plat thereof, Hennepin County, Minnesota.

Proposed Use: Continued driveway access.

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

Background: The applicant is requesting a vacation of the east half of France Avenue south of West 31st Street. This part of France is a paper street and can not be built to create a thoroughfare to the street to the south as France has been vacated to the south in Minneapolis and to the south and west in the City of St. Louis Park. No new development is proposed. The applicant, the adjacent property owner to the east would like to maintain the area currently used as driveway access to his property and the property to the west. The neighbor to the west in St. Louis Park has driveway access across the area to be vacated. The applicant has provided Minneapolis Public Works with a driveway access easement deed that will be recorded if the vacation is approved, so the property owner to the west will not lose vehicular access to his property. Minneapolis Public Works requires an easement for an existing 48-inch water main. Xcel Energy and Qwest request easements for their facilities in the vacated right-of-way.

Development Plan: No new development is proposed. The adjacent owner to the east would like to maintain the area currently used as driveway access.

Responses from Utilities and Affected Property Owners: The Minneapolis Public Works Department requires an easement for an existing 48-inch water main. Xcel Energy and Qwest request easements for their facilities in the vacated right-of-way.

Findings: The Public Works Department and City Planning Department find that the area proposed for vacation is not needed for any public purpose, and 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 of the CPED Planning Division:

The CPED Planning Division recommends that the City Planning Commission and the City Council adopt the above findings and **approve** the vacation, subject to retention of easements by The City of Minneapolis, Xcel Energy, and Qwest