

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

Date: November 27, 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: This item was continued from the October 3, 2006, and October 30, 2006, meetings of the City Planning Commission. Planning staff has received a plan and supporting information for the vacated area, but it does not resolve all issues related to access. Based on the review of previously approved site plans for the Bassett Creek Lofts, 710 Lofts, and the 720 Lofts it does not appear the minimum driveway widths and fire lanes can be maintained if the alley is vacated without cross-access easements.

If the alley is vacated it will be possible to provide the minimum required 12 foot driveway for the 710 Lofts at the southeast end of the alley and for the existing buildings at the northeast end of the alley; however, it will not be possible to provide the 20 foot fire lane for the 710, 720, and 730 Lofts required by the Fire Department on the approved site plan for the 710 Lofts (PW#7436) and for the parking for the northeastern most building. While the Fire Department has signed off on a letter from Schafer

Richardson stating that the plans will comply with fire vehicle access, it does not appear that this can be accomplished.

If the alley is vacated it will not be possible to provide the required minimum driveway for the Bassett Creek Lofts and loading access for the Salvation Army will be more difficult at the northwest end of the alley unless cross-access easements are provided.

Further, staff does not believe that with that 12-foot driveways will always be able to handle the two-way traffic that will occur from the parking garages of the residential buildings and the commercial and truck traffic from the industrial/commercial/office buildings to the public street.

Until these issues are resolved staff can not recommend approval of the alley vacation.

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.

Findings: The CPED Planning Division finds that the area proposed for vacation is needed for a public purpose and that it should not be vacated.

Recommendation of the CPED Planning Division:

The CPED Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **deny** the vacation application.