

**Department of Community Planning and Economic Development - Planning Division**  
Alley Vacation and Easement  
Vac-1555

**Date:** February 17, 2009

**Applicant:** Excelsior Development, LLC

**Address Of Property:** A portion of the alley adjacent to 912 East 24<sup>th</sup> Street and an easement corner cut adjacent to 2301 Elliot Avenue, both on the block bound by East 22<sup>nd</sup> Street, East 24<sup>th</sup> Street, Elliot Avenue South and 10<sup>th</sup> Avenue South

**Contact Person And Phone:** John Bergin, (952) 888-1234

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

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

**Ward:** 6

**Neighborhood Organization:** Ventura Village

**Existing Zoning:** I1 Light Industrial District, ILOD Industrial Living Overlay District and NP North Phillips Overlay District

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

**Zoning Plate Number:** 20

**Legal Description:** Beginning at a point on a line parallel to and 14.00 feet south of the north line of Lot 3, Block 2, Calhoun 2<sup>nd</sup> Addition to the City of Minneapolis, distant 20.00 feet to the east line of said Lot 3, thence continuing easterly along the extension of said parallel line across an existing public alley a distance of 14.00 feet to the west line of Lot 14, said Block 2, thence south along said west line a distance of 6.00 feet, thence westerly 14.00 feet to a point on the east line of said Lot 3, 22.00 feet south of the northeasterly corner thereof, thence northwesterly a distance of 20.88 feet to the point of beginning.

**Proposed Use:** The partial vacation of an existing alley and a 10ft. by 10ft “corner-cut” easement of 2301 Elliot Avenue.

**Concurrent Review:** Alley vacation and easement.

**Background:** The applicants have stated that the City of Minneapolis-Public Works Department has requested that they vacate an alley easement granted by the owner in 1925 to the City of Minneapolis. This area includes is a triangle, approximately 60 square feet and a portion of the existing alley approximately 84 square feet, directly adjacent to Village Market located at 912 East 24<sup>th</sup> Street. In return, the City of Minneapolis has asked the applicant to grant the City of Minneapolis an easement of approximately 50 square feet over the property that includes an existing parking lot located at 2301 Elliot Avenue South. The purpose of the corner cut is to allow for the maneuverability of vehicles around the L-shaped alley. There are no proposed changes for the future use of the proposed vacated

land.

**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 or any request for easement.

**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.

### **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 and proposed corner-cut easement.

#### **Attachments:**

1. Aerial photo
2. Plat map