

Department of Community Planning and Economic Development - Planning Division
Alley Vacation
Vac-1575

Date: December 13, 2010

Applicant: Ian McNamara

60-Day Review Decision Date: Not Applicable

Address of Property: 2121 11th Avenue S

Contact Person and Phone: Ian McNamara (612) 816-6023

Planning Staff and Phone: Kimberly Holien (612) 673-2402

Ward: 6 **Neighborhood Organization:** Ventura Village

Existing Zoning: R2B, Two Family Residential

Zoning Plate Number: 20

Legal Description: An acquired alley in Block 1, J.L. Johnson's Addition to Minneapolis.

Proposed Use: To be used in part as each a patio, a driveway and a landscaped area.

Development Plan: If vacated, the land that is part of the subject alley would be distributed amongst four properties. The property at 2117 11th Avenue S is currently utilized as a community garden, and the vacated land adjacent to this property would be used as a patio seating area. Patios are subject to the required setbacks in each zoning district, but are permitted encroachments in the required front and rear yard provided they are ground level, no more than 50 square feet in area and project no more than four feet into the required yard. The property at 2121 11th Avenue S would utilize the vacated alley land to expand the width of an existing driveway. The properties at 2113 11th Avenue S and 1106 22nd Street E would maintain the vacated land as landscaped green space.

The property owner at 2113 11th Avenue S has indicated that she would like to retain a curb cut from 12th Avenue upon vacation of the alley. This property is a through lot and currently has access from 11th Avenue. The portion of the alley that will go to 2113 11th Avenue S is approximately 7 feet in width. The property owner has the option of expanding her portion of the curb cut to meet the minimum residential driveway width of 10 feet.

Other Zoning Applications Required: No other zoning applications are required at this time.

Background: The applicant is requesting to vacate a portion the alley that extends north of 22nd Street E, between 11th Avenue S and 12th Avenue S, and connecting to 12th Avenue S. The alley is unimproved

and not currently utilized to provide access to any properties. The vacated land would be distributed among four properties that directly abut the alley.

Responses from Utilities and Affected Property Owners: Minneapolis Public Works recommends approval of the vacation subject to the following legal description:

“That dedicated alley in Block 1, J.L. Johnson’s Addition to Minneapolis, Hennepin County, Minnesota.”

The request has been reviewed by all applicable utility companies and Xcel Energy has requested an easement for their facilities in the vacated alley. The requested easement is for existing service lines that cross the alley.

Findings: The Public Works Department and the CPED - Planning Division 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 the easements requested above are granted by the petitioner.

RECOMMENDATION

Recommendation of the CPED Planning Division:

The CPED Planning Division recommends that the City Planning Commission and the City Council accept the above findings and **approve** the vacation subject to the above legal description prepared by Public Works and the provision of an easement to Xcel Energy.

Attachments:

1. Aerial photo
2. Plat map