

**Department of Community Planning and Economic Development**  
Alley Vacation  
Vac-1623

**Date:** December 2, 2013

**Applicant:** City of Minneapolis Department of Community Planning and Economic Development (CPED)

**Address of Property:** Not applicable, see attached map.

**Contact Person and Phone:** Matt Goldstein (612-673-5075)

**Development Services Staff and Phone:** Janelle Widmeier (612-673-3156)

**60-Day Review Decision Date:** Not applicable

**Ward: 7      Neighborhood Organization:** Downtown Minneapolis Neighborhood Association

**Existing Zoning:** C3A Community Activity Center District, MR Mississippi River Critical Area Overlay District, DH Downtown Height Overlay District, and DP Downtown Parking Overlay District

**Zoning Plate Number:** 19

**Legal Description:** The remaining no outlet alley in Block 18, Town of Minneapolis, beginning at 3<sup>rd</sup> Avenue South between 1<sup>st</sup> and 2<sup>nd</sup> Streets South, and running southeasterly approximately 208 feet.

**Proposed Use:** Title registration and clearance process for site assembly

**Concurrent Review:** Not applicable for this application

**Background:** This application was continued from the August 26<sup>th</sup>, September 19<sup>th</sup> and October 28<sup>th</sup> meetings of the Planning Commission. The City of Minneapolis Department of Community Planning and Economic Development filed an application to vacate the remaining no-outlet alley adjacent to the property of 300 2<sup>nd</sup> Street South and 333 1<sup>st</sup> Street South. The City currently owns the property of 300 2<sup>nd</sup> Street South. This application was continued from the August 26, 2013 meeting of the Planning Commission to allow additional time to assess whether or not the vacation of the alley would create or increase the nonconformity of the adjacent property of 333 1<sup>st</sup> Street South with the building code requirements for fire separation due to the existence of windows on the side of the building abutting the alley. Additional information has been obtained to address those concerns. However, the property owner of 333 1<sup>st</sup> Street South has requested an access easement to retain access to 3<sup>rd</sup> Avenue South. City staff is considering this request. Before an easement can be granted, an appraisal for valuation and authorization is needed. In September and October, it was expected that continuing the vacation application to allow time for this process to occur would be sufficient. However, additional time is needed to complete this process as there have been complications in drafting the cross easement. It is

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expected that an additional 3 to 4 months of time is needed to complete the process. Therefore, staff is recommending that the planning commission continue the vacation application to a future meeting date in order to allow the City to consider the access easement request and to allow time for any necessary authorization to allow it. At the time this report was written, a 2014 City Planning Commission schedule had not been adopted. Therefore staff is recommending that this application be continued to the first meeting in January and will request that the application be continued again at that meeting.

**Recommendation of the Department of Community Planning and Economic Development:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the alley vacation to the first Planning Commission meeting of 2014, tentatively scheduled for January 13, 2014.