



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #1
 March 24, 2014
 Vac-1623

LAND USE APPLICATION SUMMARY

Property Location: Not applicable
Project Name: Not applicable
Prepared By: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
Applicant: City of Minneapolis Department of Community Planning and Economic Development (CPED)
Project Contact: Matt Goldstein
Request: Vacate a no-outlet alley located between the properties of 300 2nd Street South and 333 1st Street South.

Required Applications:

Vacation	Of a no-outlet public alley.
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SITE DATA

Legal Description	The remaining no outlet alley in Block 18, Town of Minneapolis, beginning at 3 rd Avenue South between 1 st and 2 nd Streets South, and running southeasterly approximately 208 feet.
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
Lot Area	Not applicable
Ward(s)	3
Neighborhood(s)	Downtown Minneapolis Neighborhood Association
Designated Future Land Use	Mixed Use
Land Use Features	Activity Center (Mill District); Growth Center (Downtown)
Small Area Plan(s)	Historic Mills Master Plan and Update

Date Application Deemed Complete	Not applicable	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	Not applicable	End of 120-Day Decision Period	Not applicable

BACKGROUND

This application was continued from the City Planning Commission meetings of August 26th, September 19th, October 28th, and December 2nd, 2013, and January 13, 2014. 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 2nd Street South and 333 1st Street South. The City currently owns the property of 300 2nd 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 1st 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 1st Street South has requested an access easement to retain access to 3rd 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 expected that an additional 2 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.

RECOMMENDATIONS

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 City Planning Commission meeting of May 19, 2014.