



**CPED STAFF REPORT**  
Prepared for the City Planning Commission

CPC Agenda Item #1  
October 27, 2014  
Vac-1602

**LAND USE APPLICATION SUMMARY**

*Property Location:* Not applicable  
*Project Name:* Not applicable  
*Prepared By:* [Janelle Widmeier](#), Senior City Planner, (612) 673-3156  
*Applicant:* Seward Commons  
*Project Contact:* Brian H. Miller  
*Request:* To vacate excess street right-of-way in the vicinity of Snelling Avenue and 22nd Street East, where 22nd Street East was recently reconstructed and connected to Cedar Avenue. Once vacated, the land is proposed to be incorporated into a future redevelopment site.

*Required Applications:*

<b>Vacation</b>	Of excess street right-of-way in the vicinity of Snelling Avenue and 22nd Street East.
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<b>Date Application Deemed Complete</b>	Not applicable	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	Not applicable	<b>End of 120-Day Decision Period</b>	Not applicable

**SITE DATA**

<p><b>Legal Description</b></p>	<p>That part of Snelling Avenue and 22nd Street East, as dedicated in the plat of WESTFALL'S ADDITION TO MINNEAPOLIS described as beginning at the northeast corner of Lot 1, Block 7, WESTFALL'S ADDITION TO MINNEAPOLIS, according to the recorded plat thereof; thence southeasterly along the northeasterly line of said Lot 7 a distance of 112.32 feet to a point of cusp; thence northerly 165.21 feet along a curve concave to the east having a radius of 190.00 foot and a central angle of 49 degrees, 49 minutes, 17 seconds to the intersection with a line run parallel with and distant 80.00 feet southwesterly of the following described "Line A"; thence northwesterly along said parallel line a distance of 80.00 feet; thence southwesterly to a point on the north line of said Lot 1 distant 85.00 feet westerly of the northeast corner thereof; thence easterly along the north line of said Lot 1 a distance of 85.00 feet to the point of beginning.</p> <p>Said "Line A" is described as beginning at a point on the south line of Block 2, WESTFALL'S ADDITION TO MINNEAPOLIS, according to the recorded plat thereof, distant 182.30 feet easterly of the southwest corner thereof; thence westerly along the said south line a distance of 10.00 feet; thence northwesterly 137.62 feet along a tangential curve concave to the northeast having a radius of 212.00 feet and a central angle of 37 degrees, 11 minutes, 40 seconds; thence northwesterly, tangent to said curve, 132.00 feet to the southwesterly line of said Block 2 and there terminating.</p>
<p><b>Existing Zoning</b></p>	<p>I2 Medium Industrial District                      IL Industrial Living Overlay District                      PO Pedestrian Oriented Overlay District</p>
<p><b>Lot Area</b></p>	<p>Not applicable</p>
<p><b>Ward(s)</b></p>	<p>6</p>
<p><b>Neighborhood(s)</b></p>	<p>Seward Neighborhood Group</p>
<p><b>Designated Future Land Use</b></p>	<p>Transitional Industrial</p>
<p><b>Land Use Features</b></p>	<p>Transit Station Area (Franklin Avenue)                      Activity Center (Franklin Ave LRT Station)</p>
<p><b>Small Area Plan(s)</b></p>	<p><a href="#">Franklin-Cedar/Riverside Area Master Plan</a></p>

## BACKGROUND

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** Surrounding properties include industrial uses and two newly constructed residential developments.

**PROJECT DESCRIPTION.** In 2012, the City reconstructed part of 22nd Street to create a connection between Minnehaha Avenue and Cedar Avenue. Prior to the reconstruction, 22nd Street did not connect to Cedar Avenue and ended in a cul-de-sac. The realigned street included some land previously owned by Seward Commons. It also resulted in some excess right-of-way because a cul-de-sac is no longer needed. The vacation request is part of a land swap agreement between the City and Seward Commons. Once vacated, the land is proposed to be incorporated into a future redevelopment site.

**DEVELOPMENT PLAN.** See attached redevelopment plan. Phases 1 and 2 of the redevelopment plan have been completed.

## ANALYSIS

### VACATION

**RESPONSES FROM UTILITIES AND AFFECTED PROPERTY OWNERS.** As of the writing of this staff report, no correspondence from any affected property owners has been received. Staff will forward comments, if any are received, at the City Planning Commission meeting. An easement was requested by Xcel Energy for existing facilities. Of the other utility responses received, there were no objections and no easements requested.

**FINDINGS.** The Department of Public Works and the Department of Community Planning and Economic Development 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 any easements requested above are granted by the petitioner.

## RECOMMENDATIONS

### Recommendation of the Department of Community Planning and Economic Development for the Vacation:

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt the above findings and **approve** the vacation, subject to the retention of easements by Xcel Energy.

## ATTACHMENTS

1. Letter from Public Works
2. Map of area to be vacated
3. Aerial photo (preconstruction)
4. Photos
5. Development plan



**Minneapolis**  
City of Lakes

**Department of  
Public Works**

Steven A Kotke, P.E.  
City Engineer  
Director

350 South 5th Street – Room 203  
Minneapolis MN 55415

Office 612 673-3000  
Fax 612 673-3565  
TTY 612 673-2157

September 29, 2014

Janelle Widmeier  
CPED-Planning  
250 4<sup>th</sup> St. So., Room 100  
Minneapolis, MN 55415

RE: Vacating parts of 22<sup>nd</sup> St. E. and Snelling Ave. as part of the 22<sup>nd</sup> St. E. street re-alignment project (Vacation 1602).

Dear Ms. Widmeier:

Public Works staff has reviewed this vacation petition and recommends Approval of said petition.

The area to be vacated is legally described as follows:

*That part of Snelling Avenue and 22nd Street East, as dedicated in the plat of WESTFALL'S ADDITION TO MINNEAPOLIS described as beginning at the northeast corner of Lot 1, Block 7, WESTFALL'S ADDITION TO MINNEAPOLIS, according to the recorded plat thereof; thence southeasterly along the northeasterly line of said Lot 7 a distance of 112.32 feet to a point of cusp; thence northerly 165.21 feet along a curve concave to the east having a radius of 190.00 foot and a central angle of 49 degrees, 49 minutes, 17 seconds to the intersection with a line run parallel with and distant 80.00 feet southwesterly of the following described "Line A"; thence northwesterly along said parallel line a distance of 80.00 feet; thence southwesterly to a point on the north line of said Lot 1 distant 85.00 feet westerly of the northeast corner thereof; thence easterly along the north line of said Lot 1 a distance of 85.00 feet to the point of beginning.*

*Said "Line A" is described as beginning at a point on the south line of Block 2, WESTFALL'S ADDITION TO MINNEAPOLIS, according to the recorded plat thereof, distant 182.30 feet easterly of the southwest corner thereof; thence westerly along the said south line a distance of 10.00 feet; thence northwesterly 137.62 feet along a tangential curve concave to the northeast having a radius of 212.00 feet and a central angle of 37 degrees, 11 minutes, 40 seconds; thence northwesterly, tangent to said curve, 132.00 feet to the southwesterly line of said Block 2 and there terminating.*

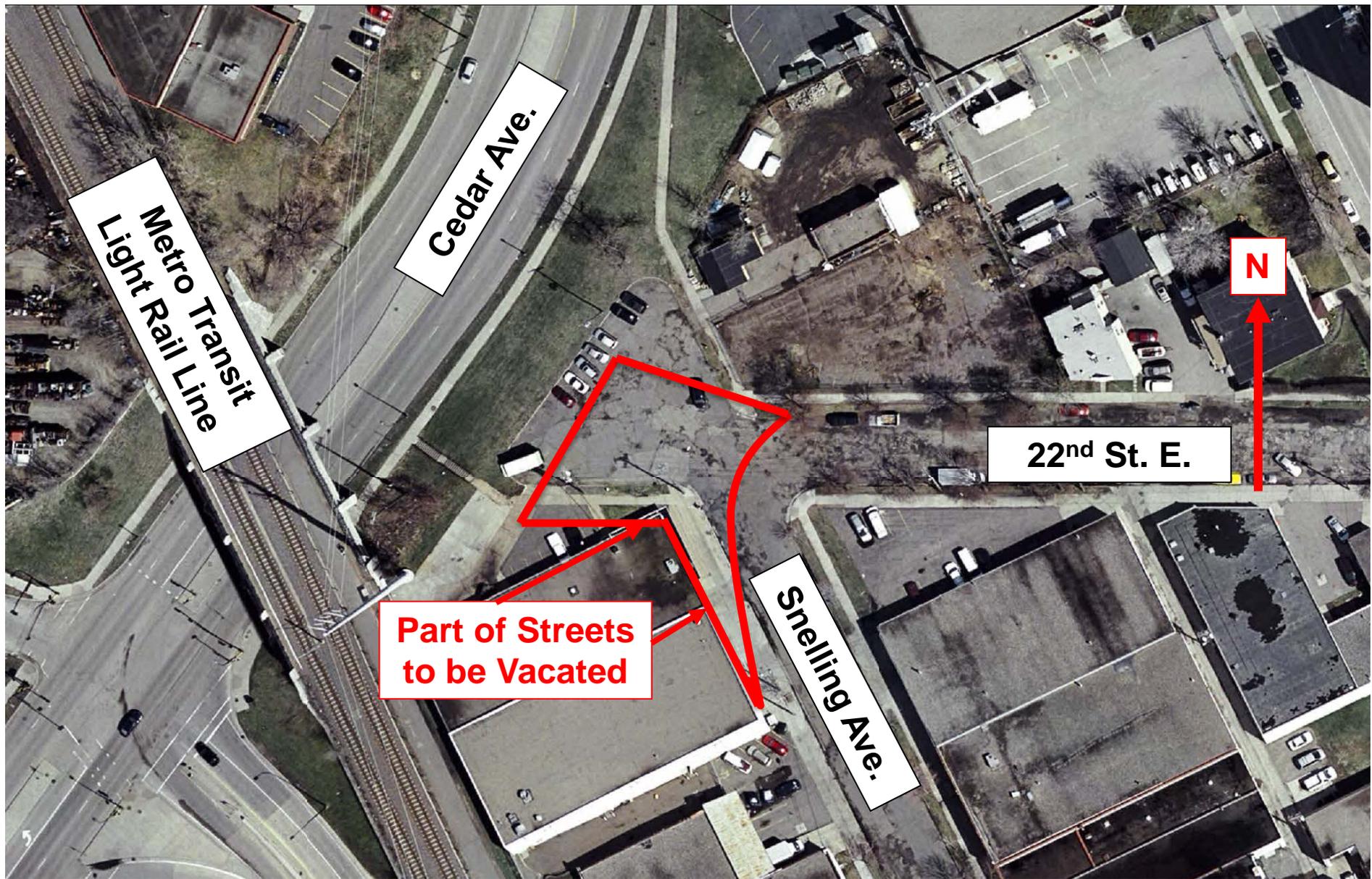
Sincerely,

Don Elwood, P.E.  
Director, Transportation Planning & Engineering

Cc: Dennis Morris







Metro Transit  
Light Rail Line

Cedar Ave.

22<sup>nd</sup> St. E.

Snelling Ave.

Part of Streets  
to be Vacated

N

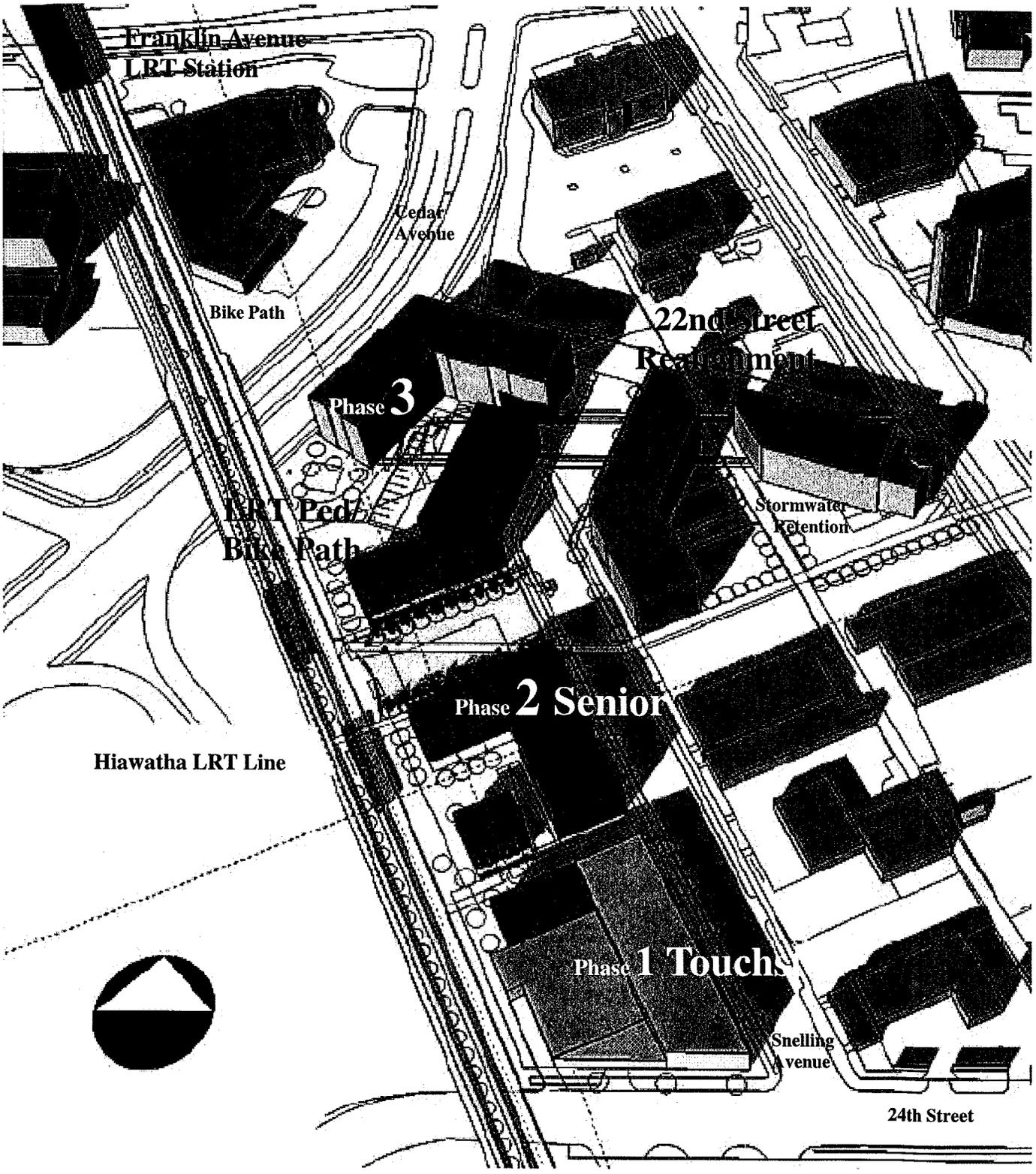


E 2  
Sne

ST

Full City Dispatch  
Professional Service





Phasing Diagram

Seward REDESIGN  
Paul Gates Architect

SEWARD COMMONS redevelopment /  
FRANKLIN LRT STATION AREA