

**Department of Community Planning and Economic Development – Planning Division**  
Vacation of right-of-way  
Vac-1453

**Date:** March 7, 2005

**Applicant:** Hennepin Avenue United Methodist Church

**Address of Property:** 511 Groveland Avenue

**Project Name:** Not applicable for this application

**Contact Person and Phone:** Lica Tomizuka with Faegre & Benson LLP, (612) 766-7092

**Planning Staff and Phone:** Hilary Watson, (612) 673-2639

**Date Application Deemed Complete:** Not applicable for this application

**End of 60-Day Decision Period:** Not applicable for this application

**End of 120-Day Decision Period:** Not applicable for this application

**Ward:** 7      **Neighborhood Organization:** Citizens for a Loring Park Community

**Existing Zoning:** OR3

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

**Zoning Plate Number:** 18

**Legal Description:** Not applicable for this application

**Proposed Use:** Surface parking lot

**Concurrent Review:**

**Vacation 1453:** the Hennepin Avenue United Methodist Church has applied to vacate right-of-way.

**Applicable zoning code provisions:** Not applicable for this application

**Background:** The Hennepin Avenue United Methodist Church has recently undergone a renovation and as part of it intends on rearranging the existing parking lot. A portion of the area that is currently used for parking is actually City of Minneapolis right-of-way. In order to legally utilize the parking area, the Church has applied for a vacation of the right-of-way.

**VACATION (Vac1453)** – beginning at a point on the southwest line of Lot 5, Aud. Subd. No. 256, distant 41 feet northwesterly of the most southerly corner thereof; thence run northwesterly to a point on the southwesterly extension of the northwesterly line of Lot 6, said Aud. Subd. No. 256, distant 15 feet southwesterly of the southwest corner thereof; thence run northwesterly to a point on the northerly line of Summit Avenue in the City of Minneapolis, distant 79.67 feet easterly of its intersection with the east line of Lyndale Avenue, City of Minneapolis, and said line there terminating.

**Development Plan:** The site plan for the development is attached.

**Responses from Utilities and Affected Property Owners:** Of the utilities and/or affected property owners that have responded the City of Minneapolis has requested an easement.

**Findings:** The Public Works Department finds that the area proposed for vacation is needed for public purpose as there is an existing Minnesota Department of Transportation storm tunnel and sewer easement running underneath the right-of-way. The Public Works Department has recommended that this vacation be approved subject to the retention of easements on behalf of the Minnesota Department of Transportation.

## **RECOMMENDATIONS**

### **Recommendation of the Department of Community Planning and Economic Development – Planning Division for the vacation:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission and the City Council accept the above findings and **approve** the vacation application subject to the retention of an existing storm tunnel and sewer easement in favor of the Minnesota Department of Transportation.

### **Attachments:**

1. Zoning map
2. October 7, 2004 vacation notice that was sent to the utilities and/or affected property owners
3. Drawings showing the area proposed to be vacated
4. Responses from the utilities and/or affected property owners