

**Department of Community Planning and Economic Development—Planning Division
Vacation
Vac-1460**

Hearing Date: 8/29/05

Applicant: Plymouth 94 Properties, 260 Plymouth Ave. N., Minneapolis, MN 55411

Address of Property: The western portion of vacated 14th Ave. N. between 3rd St. N. and Washington Ave. N.

Contact Person and Phone: E. F. Shelleny, Plymouth 94 Properties, 260 Plymouth Ave. N., Minneapolis, MN 55411, 612-339-8261

Staff Contact Person and Phone: J. Michael Orange, Principal Planner. Phone: 612-673-2347; facsimile: 673-2728; TDD: 673-2157; e-mail: michael.orange@ci.minneapolis.mn.us

Ward: 5 **Neighborhood Organization:** Northside Residents Redevelopment Council

Existing Zoning: I2, Medium Industrial District

Comprehensive Plan and City Goals:

- City Goal #8: Strengthen our city through infrastructure improvements.
- The *Minneapolis Plan* does not contain policies that provide direct guidance as to the proposed vacation of the utility easement.

Proposed Use: Plymouth 94 Properties is seeking to vacate the utility easement located on the portion of vacated 14th Ave. N. between 3rd St. N. and Washington Ave. N. The easement area had utilities within it in the past but they have all been removed and the easements have been abandoned (refer to Attachment 3). Plymouth 94 now occupies the building that exists over the easement area.

Background: Refer to the above section and Attachment 2.

Development Plan: Refer to Attachment 2.

Other Zoning Applications Required: No other approvals are required.

Responses from Utilities and Affected Property Owners: Notice for the proposed vacation was sent on 4/22/05 to the appropriate list of governmental agencies and utility companies seeking their input. The following summarizes the responses received to date:

- Minneapolis Public Works: Recommends approval of vacation subject to the legal description contained in attached letter (Attachment 4).
- Minneapolis Fire Department: Conditional approval of vacation subject to final approval based on final plans and/or any changes submitted.

Attention: If you want help translating this information, call - **Hmong** - Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800; **Spanish** - Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700; **Somali** - Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500

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- Minnesota Department of Transportation: No objection to the vacation.
- Hennepin County Transportation Department: No objection to the vacation.
- Xcel Energy: The company has underground electric distribution facilities which run north-south in the mid-block alley. The proposed vacation would not affect Xcel's easement.
- MCI: No objection to the vacation.
- Center Point Energy: No objection to the vacation.
- Qwest: No objection to the vacation.

Findings: The vacation will simply remove an easement that is no longer warranted. The Public Works Department and the Department of Community Planning & Economic Development – Planning Division find that the area proposed for vacation is not needed for any public purpose, that it is not part of a public transportation corridor, and that it can be vacated.

RECOMMENDATION

Recommendation of the Department of Community Planning & Economic Development – Planning Division for the proposed vacation of the utility easement located on the portion of vacated 14th Ave. N. between 3rd St. N. and Washington Ave. N.

The Department of Community Planning & Economic Development – Planning Division recommends that the City Planning Commission and City Council **approve** the proposed vacation of the utility easement located on the portion of vacated 14th Ave. N. between 3rd St. N. and Washington Ave. N.

Attachments:

1. Zoning
2. Easement request, and map and aerial photo of easement
3. Vacation of a portion of 14th Ave. N.
4. Public Works letter