

Department of Community Planning and Economic Development - Planning Division
Alley Vacation
Vac-1482

Date: March 27, 2006

Applicant: Michael Johnson

Address Of Property: The portion of 16th Ave SE from 8th St SE to the Burlington Northern & Santa Fe Railroad Line.

Contact Person And Phone: Michael Johnson 612-378-0372

Planning Staff And Phone: Tara Beard 612-673-2351

60 Day Review Decision Period: Not applicable

Ward: 2

Neighborhood Organization: University (adjacent to Marcy Holmes and Southeast Como)

Existing Zoning: I1 Light Industrial District and an Industrial Living Overlay District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 15

Legal Description: All that part of 16th Ave SE, not previously vacated, which lies between the northwesterly extensions of the northeasterly and southwesterly line of Block 2, Mowers Addition to Minneapolis.

Proposed Use: Private property.

Concurrent Review: Street vacation.

Background: The applicant proposes to vacate a portion of 16th Ave SE between 8th St SE and the Burlington Northern & Santa Fe Railroad (please see attached maps). The applicant proposes to use the vacated land as private property for the two adjacent properties, both under his ownership.

Development Plan: The applicant has obtained approvals to redevelop the property east of the proposed vacation. Final plans have not been submitted for approval but the applicant has submitted plans with this application showing the proposed use of the vacated property as landscaping and pedestrian access to the building. There is a possibility that the applicant would have to get approval from the City Planning Commission to amend their site plan, as the original approvals were obtained without consideration of this vacation and the added land it gives to the project. The applicant has provided a site plan for that property and the additional land it would acquire if the vacation is approved; however, additional detail would need to be provided to determine if the project needed to return to the City Planning Commission (see attachment).

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The applicant also owns the other adjacent property, which is to the west. No development plan has been submitted for that property at this time.

Other Zoning Applications Required: No other approvals are required at this time. However, as described above it is possible that the zoning administrator will determine that the project at 800 16th Ave SE will need to return to the City Planning Commission to get approval to amend their project accordingly if this vacation is approved. Staff encourages the applicant to work with the Planning Department to provide revised site plans if the vacation is approved prior to submitting final plans for 800 16th Ave SE.

Responses from Utilities and Affected Property Owners: Staff has not received any responses recommending denial of the petition or requesting any easements.

Findings: The vacation would allow the applicant to increase the size of both of his adjacent lots. The proposed vacation is a portion of the street that is not needed for building frontage or access to city streets or other amenities. This portion of 16th Ave SE does provide access to a privately owned railroad; if that rail line were ever to close and become public property it could serve as a trail or parkland. Protecting public access to such potential sites is important, however, the City has negotiated rights to access to the rail line along vacated 17th Ave SE with its owner, the University of Minnesota.

RECOMMENDATION

Recommendation of the Community Planning and Economic Development Department – Planning Division:

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **approve** the vacation application.

Attachments:

1. Aerial photo.
2. Plat map.
3. 800 16th Ave SE development plan