

**Department of Community Planning and Economic Development - Planning Division**  
Alley Vacation  
Vac-1599

**Date:** March 5, 2012

**Applicant:** Twin Cities Habitat for Humanity

**60-Day Review Decision Date:** Not Applicable

**Address of Property:** The southerly part of the 14-foot north-south alley in the block bounded by Girard Avenue North on the east, Irving Avenue North on the west, 22<sup>nd</sup> Avenue North on the south and 23<sup>rd</sup> Avenue North on the north.

**Contact Person and Phone:** Chad Dipman (612) 305-7172

**Planning Staff and Phone:** Kimberly Holien (612) 673-2402

**Ward:** 5      **Neighborhood Organization:** Jordan

**Existing Zoning:** R1A, Single-family District

**Zoning Plate Number:** 7

**Legal Description:** The southerly part of the 14-foot north-south alley in the block bounded by Girard Avenue North on the east, Irving Avenue North on the west, 22<sup>nd</sup> Avenue North on the south and 23<sup>rd</sup> Avenue North on the north. The alley lies west of and adjacent to Lots 5-8, Block 13, Forest Heights Addition.

**Proposed Use:** To be used as rear yard open space for properties on the west side of the right-of-way and a driveway to an existing parking lot on the east side of the right-of-way.

**Development Plan:** The subject portion of the existing alley is unimproved and is not utilized to access any properties due to significant grade changes. Twin Cities Habitat for Humanity has submitted a development plan for the lots at 2200-2212 Irving Avenue North that shows each property gaining access from Irving Avenue. Two shared driveways would be provided to access the four proposed single family homes. The alley would be evenly distributed amongst the properties at 2200-2212 Irving Avenue North and the property at 2201 Girard Avenue North. Once vacated, the west half of the alley would be utilized as rear yard open space for the single family homes and the east half of the alley would be used as a driveway to access the Family Baptist Church parking lot located at 2201 Girard Avenue North.

**Other Zoning Applications Required:** No other zoning applications are required at this time.

**Background:** The applicant is requesting to vacate the south half of the alley that is located in the block bound by Girard Avenue North on the east, Irving Avenue North on the west, 22<sup>nd</sup> Avenue North on the

south and 23<sup>rd</sup> Avenue North on the north. The alley is unimproved in this location due to a significant grade change from the alley to the properties west of the alley. A tall retaining wall separates the properties at 2200-2212 Irving Avenue from the alley. The church property to the east of the alley uses the existing curb cut for access into a small accessory parking lot. This situation would remain.

**Responses from Utilities and Affected Property Owners:** Minneapolis Public Works recommends approval of the vacation subject to the following legal description:

“That part of the dedicated alley in Block 13, Forest Heights Addition to Minneapolis, lying between the north right of way line of 22<sup>nd</sup> Avenue North and the easterly extension of the North line of Lot 5, said Block 13.”

The request has been reviewed by all applicable utility companies and Xcel Energy and Qwest have requested easements for their facilities in the vacated alley. The easement requested by Qwest includes the east half of the alley. The easement requested by Xcel Energy includes the entire alley.

**Findings:** The Public Works Department and the CPED - Planning Division 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 the easements requested above are granted by the petitioner.

## **RECOMMENDATION**

### **Recommendation of the CPED Planning Division:**

The CPED Planning Division recommends that the City Planning Commission and the City Council accept the above findings and **approve** the vacation subject to the above legal description prepared by Public Works and the provision of an easement to Xcel Energy and Qwest.

### **Attachments:**

1. Aerial photo
2. Plat map
3. Habitat for Humanity development plan
4. Public Works response
5. Responses from utility companies
6. Photographs of the area to be vacated