

LAND USE APPLICATION SUMMARY

Property Location: Part of 30th Avenue South, north of East 38th Street
Project Name: Right-of-way vacation
Prepared By: Lisa Steiner, Senior City Planner, (612) 673-3950
Applicant: Metro Transit
Project Contact: Michael Krantz
Request: To vacate a section of 30th Avenue South, north of East 38th Street and south of Hiawatha Avenue.
Required Applications:

Vacation	A section of 30 th Avenue South, north of East 38 th Street and south of Hiawatha Avenue.
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SITE DATA

Legal Description	That part of Thirtieth Avenue South as shown in Palmer's Addition to Minneapolis, according to the plat thereof on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota, lying northerly of a line lying on the southerly line of Block 17, and southerly of the following described line: Commencing at Right of Way Boundary Corner B303 as shown on Minnesota Department of Transportation Right of Way Plat No. 27-110 as the same is on file and of record in the office of said County Recorder; thence westerly on an azimuth of 269 degrees 25 minutes 19 seconds along the south line of Section 36, Township 29 North, Range 24 West for 125.18 feet to the point of beginning of Line 1 to be described; thence on an azimuth of 155 degrees 05 minutes 13 seconds for 297.54 feet; thence on an azimuth of 155 degrees 36 minutes 18 seconds for 678.00 feet; thence on an azimuth of 62 degrees 44 minutes 23 seconds for 2.80 feet; thence on an azimuth of 152 degrees 44 minutes 23 seconds for 1519.04 feet; thence on an azimuth of 153 degrees 20 minutes 10 seconds for 236.38 feet; thence on an azimuth of 153 degrees 56 minutes 48 seconds for 122.83 feet; thence on an azimuth of 153 degrees 55 minutes 56 seconds for 2477.06 feet; thence on an azimuth of 63 degrees 57 minutes 02 seconds for 8.00 feet; thence on an azimuth of 153 degrees 55 minutes 56 seconds for 456.37 feet and there terminating.
Existing Zoning	CI Neighborhood Commercial District PO Pedestrian Oriented Overlay District
Lot Area	Not applicable
Ward	12
Neighborhoods	Standish; adjacent to Howe
Designated Future Land Use	Not applicable
Land Use Features	Not applicable
Small Area Plan	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The applicant is proposing to vacate a section of 30th Avenue South, north of East 38th Street. The area to be vacated is currently part of Metro Transit's 38th Street Station facilities. The street is not currently improved as a public street, but was utilized historically as houses once lined the west side of 30th Avenue South in this location. These houses were either demolished or moved in 1968-1969, likely related to plans for the establishment of Highway 55 along Hiawatha Avenue.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The portion of 30th Avenue South to be vacated is near Hiawatha Avenue and is partially utilized for the light rail and bus facilities. A bar/restaurant is located to the west along East 38th Street, as well as several single-family homes and a multi-family residential building along 29th Avenue South.

PROJECT DESCRIPTION. The applicant is proposing to vacate the right-of-way as all property necessary to operate the transit center, with the exception of this street, was previously acquired as part of the Blue Line light rail transit construction. The proposed area will continue to be utilized for transit purposes.

DEVELOPMENT PLAN. No changes are proposed at this time to the area.

PUBLIC COMMENTS. No comments had been received as of the writing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

VACATION

The applicant is proposing to vacate 30th Avenue South between East 38th Street and Hiawatha Avenue.

The area to be vacated is legally described as follows:

- That part of Thirtieth Avenue South as shown in Palmer's Addition to Minneapolis, according to the plat thereof on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota, lying northerly of a line lying on the southerly line of Block 17, and southerly of the following described line: Commencing at Right of Way Boundary Corner B303 as shown on Minnesota Department of Transportation Right of Way Plat No. 27-110 as the same is on file and of record in the office of said County Recorder; thence westerly on an azimuth of 269 degrees 25 minutes 19 seconds along the south line of Section 36, Township 29 North, Range 24 West for 125.18 feet to the point of beginning of Line 1 to be described; thence on an azimuth of 155 degrees 05 minutes 13 seconds for 297.54 feet; thence on an azimuth of 155 degrees 36 minutes 18 seconds for 678.00 feet; thence on an azimuth of 62 degrees 44 minutes 23 seconds for 2.80 feet; thence on an azimuth of 152 degrees 44 minutes 23 seconds for 1519.04 feet; thence on an azimuth of 153 degrees 20 minutes 10 seconds for 236.38 feet; thence on an azimuth of 153 degrees 56 minutes 48 seconds for 122.83 feet; thence on an azimuth of 153 degrees 55 minutes 56 seconds for 2477.06 feet; thence on an azimuth of 63 degrees 57 minutes 02 seconds for 8.00 feet; thence on an azimuth of 153 degrees 55 minutes 56 seconds for 456.37 feet and there terminating.

RESPONSES FROM UTILITIES AND AFFECTED PROPERTY OWNERS. Minneapolis Public Works has reviewed the vacation petition and recommends approval, subject to the retention of a utility easement for utility maintenance purposes over the entire vacated area.

Of the utilities that have responded, none have requested easements.

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 as right of way for any public purpose, and the street right of way is not needed for a public transportation corridor, understanding that the land will continue to serve transportation functions under the ownership of Metro Transit. The right of way can be vacated if any easements requested above are granted by the petitioner.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt staff findings for the application by Metro Transit:

A. Vacation of part of 30th Avenue South, north of East 38th Street.

Recommended motion: **Approve** the vacation of a part of 30th Avenue South, subject to the retention of easements for the City of Minneapolis.

ATTACHMENTS

1. Map of area to be vacated
2. Public Works letter
3. Letter from utilities

Petition to Vacate
City Of Minneapolis Street, Alley or Utility Easement

Petitioner: Metro Transit
Address: 560 6th Ave. N., Minneapolis MN 55411
Contact: Michael Krantz (612) 349-73392

Vacation File No.

1661

Page 1 of 3

Description of Easement to be vacated: Vacating a section of 30th Avenue South, north of 38th St. W., and south of Hiawatha Avenue.

Review and Comment

Utility easements cannot be reserved unless there is an existing facility within the area to be vacated. If there is an existing utility, please enclose a map showing its location.

Name of Reviewing Agency _____

Phone: _____ e-Mail: _____

Approve petition as requested

Deny petition (provide explanation)

Reserve Easements (provide description)

By: _____ Date _____

Comments:

Vacating a portion of 30th Ave. S.



Vacating a portion of 30th Ave. S.



October 13, 2016

Lisa Steiner
CPED-Planning
250 4th St. So., Room 300
Minneapolis, MN 55415

RE: Vacating that part of 30th Ave. S, lying north of 38th St. E. and south of Met Transit's Blue Line light rail facilities. (Vacation 1661)

Dear Ms. Steiner:

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

The street section to be vacated is legally described as follows:

That part of Thirtieth Avenue South as shown in Palmer's Addition to Minneapolis, according to the plat thereof on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota, lying northerly of a line lying on the southerly line of Block 17, and southerly of the following described line: Commencing at Right of Way Boundary Corner B303 as shown on Minnesota Department of Transportation Right of Way Plat No. 27-110 as the same is on file and of record in the office of said County Recorder; thence westerly on an azimuth of 269 degrees 25 minutes 19 seconds along the south line of Section 36, Township 29 North, Range 24 West for 125.18 feet to the point of beginning of Line 1 to be described; thence on an azimuth of 155 degrees 05 minutes 13 seconds for 297.54 feet; thence on an azimuth of 155 degrees 36 minutes 18 seconds for 678.00 feet; thence on an azimuth of 62 degrees 44 minutes 23 seconds for 2.80 feet; thence on an azimuth of 152 degrees 44 minutes 23 seconds for 1519.04 feet; thence on an azimuth of 153 degrees 20 minutes 10 seconds for 236.38 feet; thence on an azimuth of 153 degrees 56 minutes 48 seconds for 122.83 feet; thence on an azimuth of 153 degrees 55 minutes 56 seconds for 2477.06 feet; thence on an azimuth of 63 degrees 57 minutes 02 seconds for 8.00 feet; thence on an azimuth of 153 degrees 55 minutes 56 seconds for 456.37 feet and there terminating.

Sincerely,



Don Elwood, Director
Transportation Engineering & Design Division

Cc: Dennis Morris, Right of Way Supervisor

**APPLICATION FOR VACATION OF A PUBLIC RIGHT-OF-WAY
CITY OF MINNEAPOLIS
(Chapter 433, Minneapolis Code of Ordinances)**

Applicant: Metro Transit		
Address: 560 6th Avenue North		
City: Minneapolis	State: MN	Zip: 55411
Telephone: 612-349-7392		
Name (Please print): Michael Krantz		
Signature 		Date: 4/28/2016

RIGHT-OF-WAY INFORMATION

Describe right-of-way to be vacated: Please see attached

Lot(s):

Block(s):

Addition(s):

Reason for vacation: Metro Transit currently operates and maintains a bus transit center on this property. With the exception of the requested ROW, all property necessary to operate this transit center was acquired as part of the construction of the Blue Line LRT (previously known as the Hiawatha LRT).

Future use of vacated land: The property will continue to be used for a transit purpose.

OFFICE USE ONLY

Ward: _____
 Atlas Plate: _____
 Zoning Plate: _____

VACATION NUMBER

Please make sure you have included the application fee, the mailing list and 8 1/2 X 11 map.

Submit application to: Minneapolis City Clerk's Office, 304 City Hall, 350 South 5th Street
 Minneapolis, MN 55415-1382.

FILED
 MINNEAPOLIS, MN
 6 MAY 12 PM 2:29
 CITY CLERK'S
 DEPARTMENT

**Petition to Vacate
City Of Minneapolis Street, Alley or Utility Easement**

Petitioner: Metro Transit
Address: 560 6th Ave. N., Minneapolis MN 55411
Contact: Michael Krantz (612) 349-73392

Vacation File No.
1661
Page 1 of 3

Description of Easement to be vacated: Vacating a section of 30th Avenue South, north of 38th St. W., and south of Hiawatha Avenue.

Review and Comment

Utility easements cannot be reserved unless there is an existing facility within the area to be vacated. If there is an existing utility, please enclose a map showing its location.

Name of Reviewing Agency Center Point Energy

Phone: 612-321-5381

e-Mail: Charles.Mayers@CenterPointenergy.com

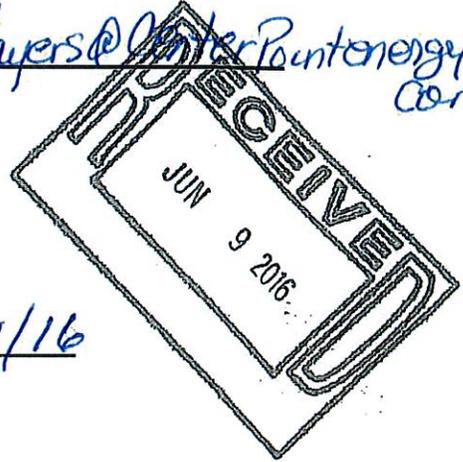
Approve petition as requested

Deny petition (provide explanation)

Reserve Easements (provide description)

By: Chuck Mayers

Date 6/17/16



Comments: No Interest

11

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Name of Reviewing Agency XCEL ENERGY - SEAN LAWLER

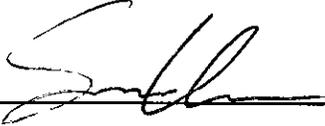
Phone: 612-330-1956

e-Mail: sean.w.lawler@xcelenergy.com

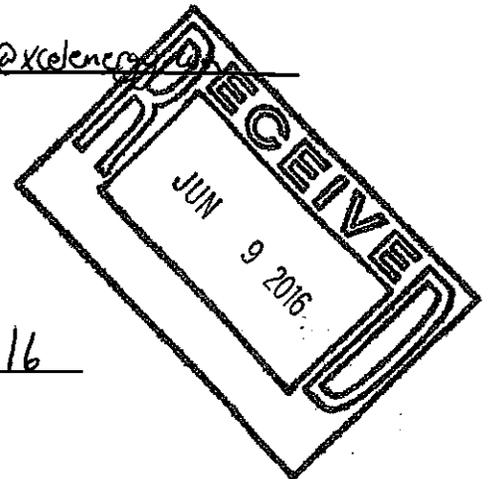
Approve petition as requested

Deny petition (provide explanation)

Reserve Easements (provide description)

By: 

Date 6/2/16



Comments:

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Name of Reviewing Agency VERIZON BUSINESS (MCI)

Phone: 912-729-6322 e-Mail: INVESTIGATIONS@VERIZON.COM

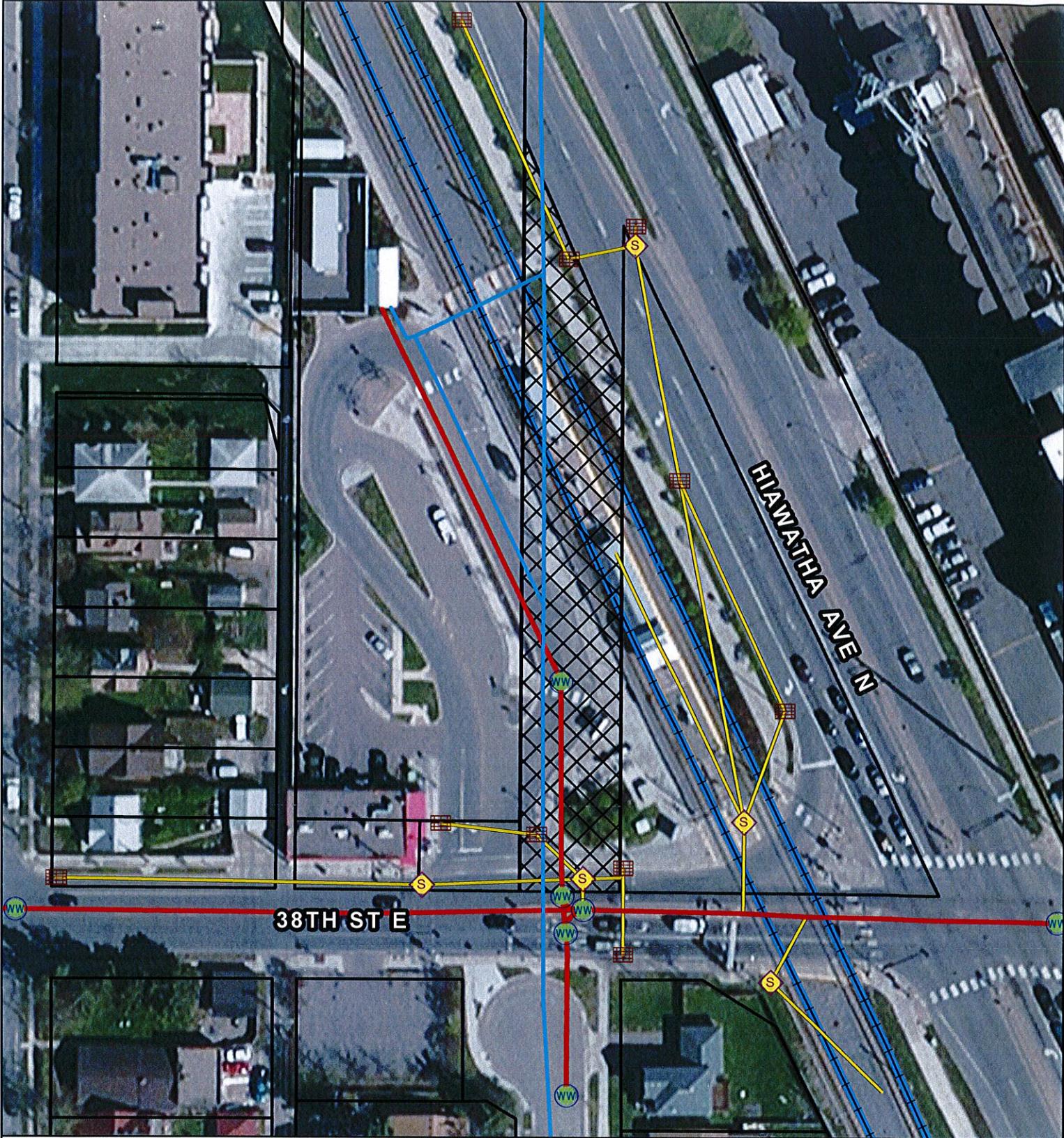
Approve petition as requested

Deny petition (provide explanation)

Reserve Easements (provide description)

By: John E. Bachelin Date 7/12/16

Comments: VZB (MCI) HAS NO FACILITIES IN THE PROSECT AREA.



38TH STREET STATION UTILITIES

- Water Main
- Sanitary Sewer
- Storm Sewer
- Catch Basin
- Storm MH
- Sanitary MH
- Parcel Boundary
- Alley R.O.W
- LRT Alignment

